

# \$449,681 - 22923 82 Av Nw, Edmonton

MLS® #E4448782

**\$449,681**

3 Bedroom, 3.00 Bathroom, 1,383 sqft

Single Family

Rosenthal (Edmonton), Edmonton, Alberta

Welcome to the Dakota built by the award-winning builder Pacesetter homes and is located in the heart of Rosenthal and only steps from the park and walking trails. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. This home also comes with a side separate entrance perfect for a future rental suite. Close to all amenities and easy access to the Anthony Henday. \*\*\* Under construction and will be complete by March 2026 so the photos shown are from the same model that was recently built colors may vary \*\*\*\* (id:6289)

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | E4448782  |
| Price      | \$449,681 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,383         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22923 82 Av Nw       |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T5T4N5               |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Golf Course, Playground, Public Transit, Schools, Shopping |
| Features  | See remarks, Park/reserve                                  |
| Parking   | Parking Pad                                                |

### Interior

|              |             |
|--------------|-------------|
| Appliances   | See remarks |
| Heating      | Forced air  |
| # of Stories | 2           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Arteam Realty |
|----------------|----------------------------|



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