

## \$424,900 - 1184 Rosenthal Boulevard, Edmonton

MLS® #E4464150

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

SPACIOUS TOWNHOME, NO CONDO FEES & MOVE-IN READY! Welcome to Rosenthal! A vibrant community filled with colourful homes, play zones, spray-park, mini BMX track, multi-use trails, schools, shopping, quick access to West Edmonton Mall & Anthony Henday for your commuting requirements. Charming curb appeal, built by Homes By Avi, features quaint front porch & great deck out back w/privacy fence, BBQ gas line & low-maintenance landscaping in fully fenced yard. Welcoming foyer transitions to bright & open space GREAT ROOM anchored with electric F/P, vinyl plank flooring, upgraded lighting & neutral pallet aimed to please. Dreamy kitchen showcases centre island, granite countertops, pantry, tile backsplash, abundance of soft-close cabinetry, upscale SS appliances, oversized window over sink for amazing back yard views & 2pc powder room off back mud room. Upper-level boasts 2 spacious jr. rooms, laundry closet, 4pc bath & cozy owner's retreat complete w/private 3pc ensuite & WIC. Superior quality home! MUST SEE!

Built in 2019

### Essential Information

MLS® # E4464150

Price \$424,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,342                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1184 Rosenthal Boulevard |
| Area        | Edmonton                 |
| Subdivision | Rosenthal (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 7L3                  |

### Amenities

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Electric, No Smoking Home, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                          |
| Parking        | Double Garage Detached, Rear Drive Access                                                                                                                                  |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Insert                                                                                                                                 |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

**Exterior**

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding, Vinyl                                                                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                             |
| Construction      | Wood, Hardie Board Siding, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                           |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | LAPERLE SCHOOL K- 6       |
| Middle     | MICHAEL PHAIR SCHOOL 7-9  |
| High       | JASPER PLACE SCHOOL 10-12 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 58            |
| HOA Fees       | 115                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 1st, 2025 at 11:32am MDT