



Edmonton **58 Rosenthal (Edmonton)** **LP: \$415,000**
 22211 89 AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4223139
Style:	2 Storey	Bdrms Above:	3
Year Built:	2016	Bdrms Total:	4
Full Baths:	3	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,548.94	Tot A.G. SqM:	143.90

GREAT VALUE in Rosenthal! SECOND KITCHEN with separate entrance! Beautiful and well maintained 2-storey from Lincolnberg Master Builder. Built in 2016, this version of "The Whitman" model features the optional extended master bedroom! Front entryway leads to spacious living space, with open concept to dining area and kitchen with large island and pantry. Extra window in dining area, with south facing kitchen window that overlooks backyard and allows for lots of natural light! Access to back deck and yard off kitchen as well. Upstairs you'll find a spacious master bedroom with w/i closet and 4pc master ensuite! Enjoy 2nd level laundry, as well as another 4pc bath and 2 additional bdrms upstairs. Downstairs features a FULLY FINISHED basement with SECOND KITCHEN, 4th bdrm, 4pc bath and separate laundry! South facing backyard, and a BRAND NEW double detached garage complete the package. Future neighbourhood development includes a community recreation centre, public library and academic centre. Gorgeous home!

Directions:

Virtual Tour: <https://vimeo.com/490836240>

Brochure: <http://www.22211-89ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	2	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	N		Fireplace Type:				Lowr:		
Parking:	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access						BlGd:		
Garage Dim:			Prk Encl/Ttl:	/			Total A.G.:	143.90	1,548.94

Living Room:	4.24x5.20	M	Primary Bedroom:	4.16x4.00	U	Second Kitchen	2.46x3.23	B
Dining Room:	3.14x2.48	M	Bedroom 2:	2.83x3.15	U			
Kitchen:	3.49x3.29	M	Bedroom 3:	2.84x3.43	U			
Family Room:			Bedroom 4:	2.91x3.16	B			
Den:			Second Living Room	2.80x4.90	B			
Bonus Room:								

Flooring:	Carpet, Linoleum, Vinyl Plank	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Site Influences:	Back Lane, Fenced, Landscaped, Public Transportation, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount, Curtains and Blinds

Restrictions: Restrictive Covenant-Bldg

Goods Excluded:

Warranty:

Elem School: LaPerle School **Jr. High School:** Michael Phair School **Sr High School:** Jasper Place School

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	\$100.00
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	See Remarks

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	RPL
Conform:	Phone List Associate/Broker	Conform Yr:		Front Expos:	North
Taxes:	\$3,455.16 2019	Local Improve:			