

# \$524,997 - 22907 82 Avenue, Edmonton

MLS® #E4445147

## \$524,997

3 Bedroom, 2.50 Bathroom, 1,690 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the "Blackwood" built by the award-winning builder Pacesetter homes and is located in the heart of Rosenthal one of West Edmonton's newest communities. The Blackwood has an open concept floorplan with plenty of living space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite which also includes a bonus room / loft. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. The basement has a side separate entrance perfect for future development. Close to all amenities and easy access to the Anthony Henday. \*\*\* Photos used are from the same model recently built the colors may vary , should be complete by end of March 2026 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4445147
Price	\$524,997
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,690
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22907 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4N5

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 29th, 2025
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Days on Market	4
Zoning	Zone 58
HOA Fees	65
HOA Fees Freq.	Annually

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Listing information last updated on July 3rd, 2025 at 2:47pm MDT