

## **\$415,000 - 6154 Rosenthal Way, Edmonton**

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MLS® #E4434896

**\$415,000**

2 Bedroom, 2.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Rosenthal- built by Homes by Avi in November of 2017. 4 Plex, with central air-conditioning, 1 owner, no pets/smoking, NO Condo fees, 2 bedrooms each a master suite, one with shower, one with bath/shower, walk-in closets in each room. Easy access to both Anthony Henday and Whitemud Freeway, close proximity to shopping, dining, entertainment, pond, walking trails and new Recreation Centre. Fenced yard with front and rear deck. Front and rear landscaping, low maintenance. Rear detached 2 car garage, 2 remotes & keypad. Open concept main floor, vinyl planking main floor, front and back coat closet/storage, stainless steel kitchen appliances, quartz counter tops, soft close cupboards, electric fireplace, wall mounted TV included, newer washer/dryer(Samsung), roughed in central vacuum, window blinds included all floors. Powder room off kitchen. Basement, unfinished, partially insulated, roughed in bathroom plumbing, plenty of storage.



Built in 2017

### **Essential Information**

MLS® #	E4434896
Price	\$415,000
Bedrooms	2

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	6154 Rosenthal Way
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Detached, Insulated, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	30
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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