# \$389,900 - 40 1075 Rosenthal Boulevard, Edmonton

MLS® #E4447463

#### \$389,900

3 Bedroom, 2.50 Bathroom, 1,712 sqft Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing location surrounded by 3 parks in Rosenthal. Exceptional End unit 1712 sqft, 3 beds, 2.5 baths. Very spacious open layout with huge living room and island kitchen, quartz counters, and stainless steel appliances. Striking glass wall opens things up and keeps it bright and cheery. 3rd level includes a large primary bedroom with walk-in closet and awesome glass shower in the en-suite. Tons of storage throughout and huge double garage, central A/C for those warm days and much more. From the incredible location within the community to the welcoming features of this home you will love it the minute you enter! Low condo fees - visitor parking out front door. Don't wait or it may be too late!!!





Built in 2017

#### **Essential Information**

MLS® # E4447463 Price \$389,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,712

Acres 0.00

Year Built 2017

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 40 1075 Rosenthal Boulevard

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7G5

#### **Amenities**

Amenities Air Conditioner, Parking-Visitor, Natural Gas BBQ Hookup

Parking Double Garage Attached, Over Sized

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

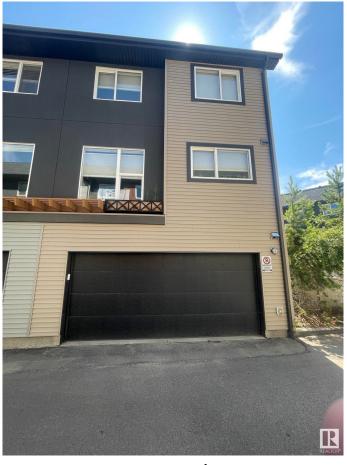
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 12th, 2025

Days on Market 35

Zoning Zone 58 HOA Fees 115.5 HOA Fees Freq. Annually Condo Fee \$300



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