

# **\$574,786 - 6035 Rosenthal Way, Edmonton**

MLS® #E4443473

**\$574,786**

3 Bedroom, 2.50 Bathroom, 2,037 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The perfect home, designed with family living in mind. This warm and welcoming 3-bedroom, 2.5-bath home offers space, comfort, and functionality. The open-concept main floor makes everyday life a breeze with an inviting living room, formal dining area, and a cozy breakfast nook ideal for family meals and homework time. Kids and pets will love the fully fenced backyard, while parents will appreciate the landscaped yard and double attached garage. Upstairs, a large bonus room provides the perfect space for a playroom, family lounge, or homework zone. The spacious primary suite offers parents their own private retreat, complete with a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. A home your whole family will love—carefully priced, so don't wait!

Built in 2016

## **Essential Information**

MLS® #	E4443473
Price	\$574,786
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,037
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6035 Rosenthal Way
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E1

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	LAPERLE SCHOOL
Middle	MICHAEL PHAIR SCHOOL
High	JASPER PLACE SCHOOL

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	69
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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