

## \$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 | 54              |

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



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Listing information last updated on September 4th, 2025 at 7:32am MDT