

## \$385,000 - 1077 Rosenthal Boulevard, Edmonton

MLS® #E4435160

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,686 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Former show home in The Strand at Rosenthal—this park-facing end-unit townhome is loaded with upgrades and smart design. With 1,686 sqft of finished living space, you'll love the oversized quartz island, full pantry, upgraded hood vent, built-in Bluetooth speakers, and sleek glass-panel staircases. Enjoy quartz counters throughout, Google Nest A/C, laminate flooring, and included window coverings. Two versatile flex spaces make perfect offices or workout zones. The open dining area flows into an elegant living room with a sunny balcony and gas hookup overlooking the spray park. Upstairs offers a spacious primary suite with luxury ensuite, two additional bedrooms, a full bath, and generous linen storage. Double attached garage with dual space heaters. Pet-friendly, low-maintenance lifestyle in one of West Edmonton's most vibrant, connected communities.

Built in 2016

### Essential Information

MLS® #	E4435160
Price	\$385,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,686
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1077 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Winterburn School
Middle	Michael Phair

### Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	118.58
HOA Fees Freq.	Annually
Condo Fee	\$302

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