

## \$399,900 - 40 1075 Rosenthal Boulevard, Edmonton

MLS® #E4447463

### \$399,900

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	\$399,900
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	5

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



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