

\$405,000 - 1248 Rosenthal Boulevard, Edmonton

MLS® #E4454594

\$405,000

4 Bedroom, 3.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome into this charming 2-storey attached home, perfect for first-time buyers and young families! With about 1,300 sq. ft. of well-maintained living space, this 3-bedroom above grade & 1 bedroom basement, 3.5-bath home offers an open-concept main floor, ideal for entertaining or cozy family nights. The kitchen shines with modern finishes. Enjoy outdoor living with a beautifully backyard, spacious deck, perfect for morning coffee or evening relaxation. The basement is finished with 1 bedroom and 3 pcs washroom. Located in Rosenthal, one of West Edmonton's most desirable communities, you'll love the parks, trails, spray park, and scenic water features. Plus, with quick access to Whitemud Drive & Anthony Henday, shopping, dining, and entertainment are just minutes away. Don't miss out on this incredible opportunity—your dream home awaits!

Built in 2020

Essential Information

MLS® #	E4454594
Price	\$405,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,302
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	1248 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7N6

Amenities

Amenities	Carbon Monoxide Detectors, Smoke Detectors, Smoke
Parking	Parking Pad Cement/Paved,

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 23rd, 2025
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Days on Market	22
Zoning	Zone 58

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