

## \$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 | 77              |
| Zoning         | Zone 58         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 4th, 2025 at 10:32pm MDT