

\$254,000 - 305 1004 Rosenthal Boulevard, Edmonton

MLS® #E4433325

\$254,000

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Get ready to enjoy life when you move into this 2 bedroom/2 full bathroom executive condo. Plenty of walking trails, lakes, and parks around it and close to shops, banking, medical offices, restaurants, and just minutes to Whitemud Drive and Anthony Henday Drive. You will love this clean & well maintained condo home with its bright living room, dining area, plus its own balcony. Chef style kitchen has quartz counter top, Stainless Steel appliances, peninsula w/additional storage, counter space, and seating, plus a pantry and a ready desk for your online work needs. The primary bedroom is a great size plus it has walk through closets & its own full luxury bathroom. The 2nd bedroom is on the opposite side of the unit allowing for privacy and is close to the main 4-piece full bathroom. You will also appreciate the convenient in-suite laundry w/additional storage, and the heated underground parking & storage area. The condo also has a gym, social room + guest suite. Youâ€™ll love living here!

Built in 2014

Essential Information

| | |
|----------|-----------|
| MLS® # | E4433325 |
| Price | \$254,000 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 853 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 305 1004 Rosenthal Boulevard |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7C6 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

| | |
|-------------------|--|
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | EPDM Membrane |
| Construction | Wood, Metal, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 58 |
| HOA Fees | 115.5 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$468 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 4:17am MDT