

## \$378,888 - 6 6004 Rosenthal Way, Edmonton

MLS® #E4465450

**\$378,888**

3 Bedroom, 2.50 Bathroom, 1,362 sqft  
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This meticulously maintained home features a professionally upgraded and fully permitted finished basement. Located next to a multi-use trail, near a future school site and on a major bus route, you'll enjoy balance between peace and quiet with easy access to amenities, shopping, and recreation. The cozy living room boasts lots of natural light and seating, perfect for entertaining. Outside you'll enjoy a full patio with planters and enough space for several chairs - perfect for relaxing with a good book. Upstairs features a generous primary bed with blackout curtains, and the east exposure is great for gorgeous sunrises to start any day. Future LRT access and shops being added weekly to the Webber Greens shopping area make this a perfect location that will grow up with you. You're also walking distance to maintained trails year round, a spray park, bike paths that connect you to the river valley and so much more. Starbucks, Save-On-Foods, No Frills, A&W, Brewhouse and more within walking distance!

Built in 2018

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465450  |
| Price    | \$378,888 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,362             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6 6004 Rosenthal Way |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7L1              |

### Amenities

|                |                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Crawl Space, Deck, Detectors Smoke, Front Porch, Hot Wtr Tank-Energy Star, Parking-Extra, Parking-Visitor, Patio, Smart/Program. Thermostat, Storage-In-Suite, HRV System |
| Parking Spaces | 2                                                                                                                                                                                                                                                          |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached                                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Washer, Water Distiller, Water Softener, Refrigerators-Two, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                              |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Kim Hung K-9    |
| Middle     | Kim Hung K-9    |
| High       | Lillian Osborne |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 58             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$234               |

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Listing information last updated on November 21st, 2025 at 3:02am MST