

# \$584,900 - 22131 81 Avenue, Edmonton

MLS® #E4439644

## \$584,900

4 Bedroom, 2.50 Bathroom, 1,991 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Better than new with no landscaping to do!  
Move right into this BEAUTIFUL 2024 built home - just under 2000 sq ft with 4 bedrooms (3 up, 1 on main floor), 3 bathrooms, at the end of a cul-de-sac! Enjoy the open and spacious main floor, kitchen/dining/living area open to each other with doors to the deck along with a half bath and den/bedroom/office!

Upstairs is the bonus room, laundry, 2 kids bedrooms and the primary bedroom with walk-in closet and 5 piece ensuite! There is a side entrance if you wanted to suite the basement, and comes with ALL APPLIANCES, LANDSCAPING, A DECK, FENCE 1 SIDE, WINDOW COVERINGS - too good to be true? It is waiting for you...

Built in 2023

### Essential Information

MLS® #	E4439644
Price	\$584,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,991
Acres	0.00
Year Built	2023



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22131 81 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R6

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, No Back Lane, Park/Reserve, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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