

## \$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

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 June 16th, 2025 at 7:02am MDT