

## \$589,000 - 22671 81 Ave, Edmonton

MLS® #E4459018

**\$589,000**

5 Bedroom, 4.00 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

"FULL BED & BATH ON MAIN + LEGAL BASEMENT SUITE" Welcome to this stunning 5-bedroom, 4-bathroom home in family orientated neighborhood of Rosenthal. This house features a legal 1-bedroom basement suite and an additional bedroom and full bathroom on the main floor, offering flexible living arrangements for extended family or rental income. The spacious layout includes modern finishes and an open-concept design, contemporary kitchen equipped with stainless steel appliances, sleek cabinetry, and ample counter space. The centerpiece is a large island, perfect for meal prep, casual dining, or gathering with family and friends. Ideally located near top amenities like Costco, River Cree Resort, and easy access to Whitemud Drive and Anthony Henday, this home provides convenience, accessibility and affordability.

Built in 2022

### Essential Information

MLS® #	E4459018
Price	\$589,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,715



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22671 81 Ave
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 23rd, 2025
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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