

## \$579,000 - 22671 81 Avenue, Edmonton

MLS® #E4464277

**\$579,000**

5 Bedroom, 4.00 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

**!!! LEGAL BASEMENT SUITE!!! FULL BED AND BATH ON MAIN FLOOR!!!** Welcome to this beautifully designed 5-bedroom, 4-bathroom home offering 1,715 sq. ft. in a quiet, family-friendly neighborhood of Rosenthal. The main floor foyer welcomes you into open-concept layout with a bright living and dining area, modern kitchen with stainless steel appliances, and a full bedroom and bathroom—perfect for guests or multi-generational living. Upstairs, you™ll find 3 more spacious bedrooms including a comfortable primary suite with a walk-in closet and ensuite. The fully finished basement includes a legal one-bedroom suite, ideal for rental income or extended family. Large private backyard offers space for kids & get to gathers. Located close to major amenities such as parks and playground, Costco, Golf Course, River Cree Resort, the future school, public library, Lewis Farms Recreation Centre and easy access to Whitemud Drive and Anthony Henday, makes this home perfect combination of comfort, convenience, and value.

Built in 2022

### Essential Information

MLS® # E4464277

Price \$579,000



|                |                        |
|----------------|------------------------|
| 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 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7S8              |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, See Remarks                                                                                                       |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, 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, Golf Nearby, Landscaped, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stone, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| 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 November 2nd, 2025 at 12:47pm MST