

## \$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 | 18             |
| Zoning         | Zone 58        |
| HOA Fees       | 115            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 7:17am MDT