

\$539,900 - 22531 81 Avenue, Edmonton

MLS® #E4427268

\$539,900

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

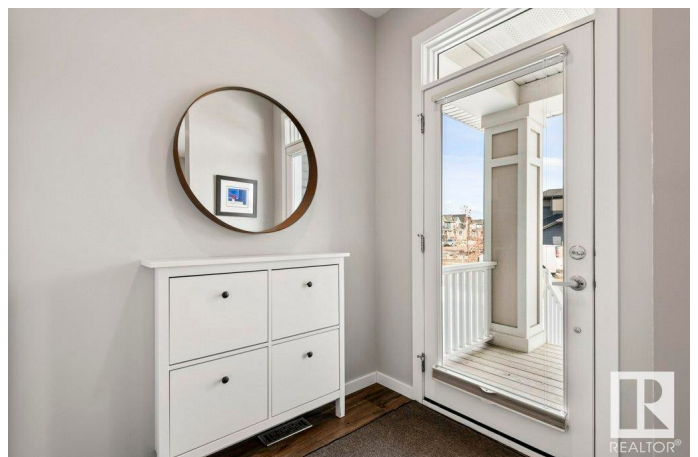
IMMACULATE Open Concept Family Home located in Rosenthal. Offering numerous large windows for natural light throughout, the main floor includes a living room, family room, kitchen and dining. It is ideal for entertaining on one level. The family room has an electric fireplace with a wooden mantle and boasts custom woodwork and built-ins. The Chef's kitchen is equipped with stainless steel appliances including a built-in wall oven/microwave, induction cooktop, and quartz counter tops. 2nd level offers 3 generous size bedrooms, the master is large enough for a king size bed, walk-in closet c/w custom cabinets and 4 piece ensuite. The 2nd bedroom complete with a murphy bed, perfect for your home office! A side by side laundry for added convenience. Fully finished basement c/w family room, gym, a second fridge and 3 piece bathroom and a large utility room. Ample storage space throughout. 2 Car detached garage and a private maintenance free back yard with stamped and aggregate patio ideal for family gatherings

Built in 2020

Essential Information

MLS® # E4427268

Price \$539,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,711 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22531 81 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7K9 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl, Hardie Board Siding |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 39 |
| Zoning | Zone 58 |

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Listing information last updated on May 2nd, 2025 at 1:47am MDT