# \$584,900 - 22131 81 Avenue, Edmonton

MLS® #E4439644

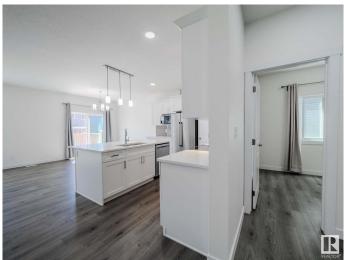
#### \$584,900

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      |



| Туре     | 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

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## 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 12:32am MDT