

## \$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

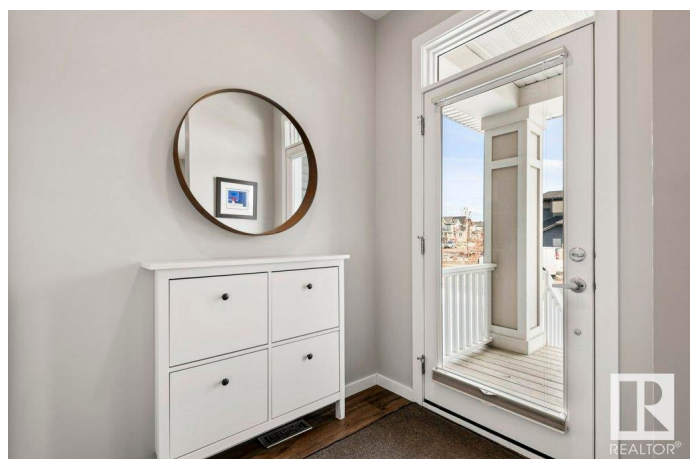
IMMACULATE Open Concept Family Home located in Rosenthal. Offering numerous large windows for natural light throughout, the main floor includes a living room, family room, kitchen and dining. It is ideal for entertaining on one level. The family room has an electric fireplace with a wooden mantle and 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

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 May 2nd, 2025 at 6:17am MDT