

\$875,000 - 22023 81 Avenue, Edmonton

MLS® #E4428098

\$875,000

6 Bedroom, 4.00 Bathroom, 2,183 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Stunning 6-Bedroom Corner Lot Home with Legal Basement Suite, Central A/C & Heated Garage This immaculate two-storey corner lot home blends modern luxury with smart living, featuring a legal basement suite, premium upgrades, and an open-to-below design that enhances the spacious feel. From the moment you arrive, the striking curb appeal and meticulous landscaping set the tone for what's inside. Step into a bright, open-concept layout, where soaring ceilings and remote-controlled blinds create a seamless blend of comfort and sophistication. The gourmet kitchen boasts high-end appliances and elegant finishes, perfect for entertaining. Downstairs, the fully legal basement suite offers a private entrance, two bedrooms, a modern bath, and a bright laundry room for added convenience.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428098 |
| Price | \$875,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,183 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22023 81 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7T4 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, Low Flow Faucets/Shower, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Front Drive Access, Heated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Freezer, Hood Fan, Refrigerator-Energy Star, Stove-Countertop Gas, Washer - Energy Star, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent, Remote Control |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco, Vinyl |
| Exterior Features | Corner Lot, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 80
Zoning Zone 58
HOA Fees 120
HOA Fees Freq. Annually

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