

# \$599,900 - 22671 81 Avenue, Edmonton

MLS® #E4452611

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

"LEGAL BASEMENT SUITE" Welcome to this stunning 5-bedroom, 4-bathroom home in family orientated neighborhood of Rosenthal. This house features a legal 1-bedroom basement suite and an additional bedroom and full bathroom on the main floor, offering flexible living arrangements for extended family or rental income. The spacious layout includes modern finishes and an open-concept design, contemporary kitchen equipped with stainless steel appliances, sleek cabinetry, and ample counter space. The centerpiece is a large island, perfect for meal prep, casual dining, or gathering with family and friends. Ideally located near top amenities like Costco, River Cree Resort, and easy access to Whitemud Drive and Anthony Henday, this home provides both convenience and accessibility. "INVESTOR ALERT" This property can generate positive cash flow for investors. Upper Floor is currently rented for \$3200. Legal basement suite can be rented for \$1300.

Built in 2022

## Essential Information

MLS® # E4452611

Price \$599,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,715                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22671 81 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7S8              |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Front Porch, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                             |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Dryer, Euro Washer/Dryer Combo, Garage Opener, Hood Fan, Microwave Hood Fan, Washer - Energy Star, Window Coverings, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                 |
| Stories           | 3                                                                                                                                                                       |
| Has Suite         | Yes                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 58           |
| HOA Fees       | 115               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 15th, 2025 at 10:17pm MDT