

# \$589,000 - 22671 81 Ave, Edmonton

MLS® #E4459018

**\$589,000**

5 Bedroom, 4.00 Bathroom, 1,715 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

"FULL BED & BATH ON MAIN + 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 convenience, accessibility and affordability.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459018  |
| Price          | \$589,000 |
| 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 Ave         |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7S8              |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                         |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stone, Vinyl                                   |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 17                   |
| Zoning         | Zone 58              |
| HOA Fees       | 115                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 10th, 2025 at 6:17am MDT