

\$579,000 - 22671 81 Avenue, Edmonton

MLS® #E4464277

\$579,000

5 Bedroom, 4.00 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

!!! LEGAL BASEMENT SUITE!!! FULL BED AND BATH ON MAIN FLOOR!!! Welcome to this beautifully designed 5-bedroom, 4-bathroom home offering 1,715 sq. ft. in a quiet, family-friendly neighborhood of Rosenthal. The main floor foyer welcomes you into open-concept layout with a bright living and dining area, modern kitchen with stainless steel appliances, and a full bedroom and bathroom—perfect for guests or multi-generational living. Upstairs, you™ll find 3 more spacious bedrooms including a comfortable primary suite with a walk-in closet and ensuite. The fully finished basement includes a legal one-bedroom suite, ideal for rental income or extended family. Large private backyard offers space for kids & get to gathers. Located close to major amenities such as parks and playground, Costco, Golf Course, River Cree Resort, the future school, public library, Lewis Farms Recreation Centre and easy access to Whitemud Drive and Anthony Henday, makes this home perfect combination of comfort, convenience, and value.

Built in 2022

Essential Information

MLS® # E4464277

Price \$579,000



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 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, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, 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, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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 November 4th, 2025 at 11:32pm MST