

\$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 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	14
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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