

## \$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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