

## \$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	21
Zoning	Zone 58
HOA Fees	120
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 April 18th, 2025 at 7:17pm MDT