

## \$699,900 - 22140 81 Avenue, Edmonton

MLS® #E4463446

**\$699,900**

4 Bedroom, 3.50 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

BRAND NEW, Bright, Beautiful and Spacious home! Be impressed with the stylish & contemporary kitchen with QUARTZ counters, PREMIUM cabinets, Pendant Lighting, a large island with additional storage, tile backsplash and WALK-IN Pantry! This home is perfect for entertaining with an Open Concept Kitchen, Dinette and Great Rm with a glass linear fireplace, ample windows and upgraded lighting throughout. Your spacious Master bedroom includes a huge WALK-IN Closet with window, a stunning 5 Pce Ensuite with DOUBLE SINKS, separate shower and a deep Soaker tub. You will love the centralized BONUS ROOM for some private family/couple space along with a 2nd floor Laundry room for your convenience. The additional 2 bedrooms and bathroom are generous in size and accommodate larger furniture. This is a quiet location close to the LAKE, walking trails, playground and lots of Shopping including Costco just 3 minutes away. SIDE ENTRANCE AND FULLY FINISHED LEGAL SUITE with 1 bedroom, large living room, kitchen and full bath

Built in 2023

### Essential Information

MLS® # E4463446

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,974                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22140 81 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7R6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Stone, Vinyl                                        |
| Foundation        | Concrete Perimeter                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 30th, 2025 at 1:02am MDT