

# \$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 7  
Zoning Zone 58  
HOA Fees 120  
HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 9:18am MDT