

## \$700,000 - 22114 81a Avenue, Edmonton

MLS® #E4448665

**\$700,000**

2 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Beautiful 2022-built half-duplex bungalow with attached double garage (19Wx22L, heated, insulated) in Rosenthal. This 1,390 sq ft (plus full basement) home features central air conditioning, Chameleon built-in vacuum system, vinyl plank flooring and 11'™ ceilings. On the main: gas fireplace in the living room, bright dining area and gourmet kitchen with eat-up island, quartz countertops and corner pantry. The owner's suite offers a 4-pc ensuite and walk-through closet that connects to the main floor laundry room. Also on the main: 2-pc powder room off the mudroom. The fully finished basement offers a spacious family room with wet bar, one bedroom, 4-pc bathroom and a large storage room. Outside: HUGE landscaped pie-shaped lot with a two-tier deck and gazebo. Located near walking trails and ponds, 5 minutes to Costco, 10 to WEM, and with easy access to Whitemud Drive & Anthony Henday. A fantastic opportunity!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448665  |
| Price     | \$700,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,389         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22114 81a Avenue     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7T4              |

### Amenities

|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, No Smoking Home, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                         |
| Parking        | Double Garage Attached, Front Drive Access, Heated, Insulated, Parking Pad Cement/Paved, RV Parking                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                             |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                   |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 58         |

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT