

\$589,900 - 22107 87 Avenue, Edmonton

MLS® #E4422799

\$589,900

4 Bedroom, 3.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this STUNNING LEGALLY SUITED HOME in the highly-desired Rosenthal community! From initial curb appeal to the MODERN aesthetic, youâ€™re GUARANTEED to be IMPRESSED! Entrance is welcoming and just a couple steps up you enter into the KITCHEN/DINING/LIVING AREAS which are laid out on a GORGEOUS OPEN FLOORPLAN! Living area has a BEAUTIFUL FIREPLACE on a IMPRESSIVE FEATURE WALL, TONS of NATURAL LIGHT, & it flows seamlessly to the dining & kitchen area. Kitchen boasts BEAUTIFUL CABINETRY, SPARKLING STAINLESS STEEL APPLIANCES, CLEAN WHITE BACKSPLASH, an ISLAND for ADDITIONAL SEATING/STORAGE (microwave is built in!) Upstairs youâ€™ll find the INCREDIBLE PRIMARY w/a MAGNIFICENT FEATURE ALL, WALK-IN-CLOSET & 3PC ENSUITE, 2 ADDITIONAL BEDROOMS, 4PC BATH, HIDDEN STACKABLE LAUNDRY, plus a QUAIN seating nook! BASEMENT hosts the LEGAL SECONDARY SUITE which has a 2nd KITCHEN w/BLACK APPLIANCES & BRIGHT WHITE CABINETRY, 4th BDRM w/WIC, 4PC BATH WITH LAUNDRY, FAMILY RM, & a UTILITY RM! Talk about a SHOW STOPPER!

Built in 2017

Essential Information



MLS® #	E4422799
Price	\$589,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22107 87 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H7

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	February 25th, 2025
Days on Market	16
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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