

Courtesy Of Josh M Cudmore Of Initia Real Estate

# \$899,800 - 22135 81 Avenue, Edmonton

MLS® #E4418851

**\$899,800**

3 Bedroom, 3.50 Bathroom, 2,686 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Your dream home, nestled on a spacious pie-shaped lot in a quiet cul-de-sac, is now complete! This exquisite residence boasts 3 bedrooms, 3.5 baths and 2,686 sq ft of meticulously crafted living space, offering the perfect blend of luxury and comfort. Upon entering you will notice the grand high ceiling and sprawling layout that seamlessly connects the living room, dining room, and kitchen area. Completing this floor is the 2 pc bathroom, den and mudroom neatly tucked at the front of the home. Venture upstairs to discover three generously sized bedrooms, including two master suites - the primary master offering an indulgent retreat with a spa-like ensuite with a soaker tub. Conveniently located upstairs laundry, and a large bonus room with a vaulted ceiling and fireplace complete the second floor. An oversized double garage (24' wide X 28' deep) and partially covered deck are just a couple more highlights for this exceptional new build. Great location close to shopping and all your value amenities.

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4418851  |
| Price    | \$899,800 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,686                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 22135 81 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7R6              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |                |               |
|-------------------|--|----------------|---------------|
| Interior Features | ensuite bathroom   |                |               |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Countertop Gas, Washer | Oven-Built-In, | Refrigerator, |
| Heating           | Forced Air-1, Natural Gas                                |                |               |
| Fireplace         | Yes  |                |               |
| Fireplaces        | Mantel   |                |               |
| Stories           | 2  |                |               |
| Has Basement      | Yes  |                |               |
| Basement          | Full, Unfinished   |                |               |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 22nd, 2025  
Days on Market 79  
Zoning Zone 58

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Listing information last updated on April 11th, 2025 at 12:47am MDT