

\$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	23
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 11:32am MDT