

## \$599,600 - 22136 87 Avenue, Edmonton

MLS® #E4428905

**\$599,600**

5 Bedroom, 3.50 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

ATTENTION INVESTORS! Welcome to this GORGEOUS HOME & GARAGE SUITE! Offering a total of 5 BEDROOMS between both units, this home is GUARANTEED to IMPRESS! Featuring 3 BEDROOMS & 2.5 BATH, the main home boasts a STYLISH WHITE U-SHAPED KITCHEN with SPARKLING STAINLESS STEEL APPLIANCES, SPACIOUS GREAT ROOM, & DINING AREA that flows seamlessly together. The unfinished basement offers potential for future development to your preference! The BRIGHT & INVITING GARDEN SUITE has a SEPARATE ENTRANCE, VINYL flooring, MODERN WHITE KITCHEN, 2 BEDROOMS, & IN-SUITE LAUNDRY. The possibilities are endless with this incredible find! Located in the desirable community of Rosenthal, this hidden gem offers access to a spray park, walking trails, playgrounds, and convenient proximity to all amenities and major commuter routes. Don't miss your chance to be WOWED!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428905  |
| Price     | \$599,600 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,118                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22136 87 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H7              |

### Amenities

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

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stone, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 58         |
| HOA Fees       | 115.5           |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 21st, 2025 at 9:17pm MDT