

## \$599,900 - 22671 81 Avenue, Edmonton

MLS® #E4452611

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

"LEGAL BASEMENT SUITE" Welcome to this stunning 5-bedroom, 4-bathroom home in family orientated neighborhood of Rosenthal. This house features a legal 1-bedroom basement suite and an additional bedroom and full bathroom on the main floor, offering flexible living arrangements for extended family or rental income. The spacious layout includes modern finishes and an open-concept design, contemporary kitchen equipped with stainless steel appliances, sleek cabinetry, and ample counter space. The centerpiece is a large island, perfect for meal prep, casual dining, or gathering with family and friends. Ideally located near top amenities like Costco, River Cree Resort, and easy access to Whitemud Drive and Anthony Henday, this home provides both convenience and accessibility. "INVESTOR ALERT" This property can generate positive cash flow for investors. Upper Floor is currently rented for \$3200. Legal basement suite can be rented for \$1300.

Built in 2022

### Essential Information

MLS® # E4452611

Price \$599,900

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	1,715
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22671 81 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S8

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Front Porch, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Euro Washer/Dryer Combo, Garage Opener, Hood Fan, Microwave Hood Fan, Washer - Energy Star, Window Coverings, Refrigerators-Two, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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Listing information last updated on August 14th, 2025 at 3:32am MDT