

\$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. Donâ€™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 | 16 |
| Zoning | Zone 58 |
| HOA Fees | 115.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 19th, 2025 at 4:17am MDT