

## \$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 11â€™™ 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 ownerâ€™™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	1
Zoning	Zone 58

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Listing information last updated on July 19th, 2025 at 5:02am MDT