

# **\$519,000 - 22119 87 Avenue, Edmonton**

MLS® #E4455231

**\$519,000**

3 Bedroom, 2.50 Bathroom, 1,537 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Bright 2-Storey in Rosenthal with South-Facing Yard! Welcome to this stunning 1,537 sqft detached home in the desirable community of Rosenthal. Thoughtfully designed with 3 bedrooms, 2.5 baths, and a bonus room, this home is perfect for families. The bright and open main floor features a modern kitchen with white cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, and a large island that overlooks the dining area and cozy living room with a stone feature wall and fireplace. Upstairs you'll find a spacious primary suite with a private ensuite, two additional bedrooms, a full bath, and a versatile bonus room ideal for a home office, play space, or media room. The unfinished basement offers plenty of potential to customize to your needs. Enjoy the convenience of a double attached garage plus a fully fenced, south-facing backyard with a large deck, all on a generous lot—perfect for relaxing, gardening, or entertaining outdoors. Close to parks, schools, trails, and shopping.

Built in 2017

## **Essential Information**

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Price \$519,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,537
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22119 87 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H7

### Amenities

Amenities	Deck, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	1
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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