

\$685,000 - 22114 81a Avenue, Edmonton

MLS® #E4448665

\$685,000

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 11'™ 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 owner'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 | \$685,000 |
| 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 | 56 |
| Zoning | Zone 58 |

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Listing information last updated on September 12th, 2025 at 4:02am MDT