

Courtesy Of Calvin R Hexter Of Exp Realty

\$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	8
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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