

## \$499,900 - 22119 87 Avenue, Edmonton

MLS® #E4461242

**\$499,900**

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 west Edmonton 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 peninsula 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 very sizable 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 with no neighbours directly behind. Mins to schools, shopping and transit

Built in 2017

### Essential Information

MLS® # E4461242

Price \$499,900



|                |                        |
|----------------|------------------------|
| 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, 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                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert                                                                                                              |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 58           |
| HOA Fees       | 120               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 9th, 2025 at 3:32am MDT