

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$589,900 - 22107 87 Avenue, Edmonton**

MLS® #E4422799

**\$589,900**

4 Bedroom, 3.50 Bathroom, 1,587 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this STUNNING LEGALLY SUITED HOME in the highly-desired Rosenthal community! From initial curb appeal to the MODERN aesthetic, youâ€™re GUARANTEED to be IMPRESSED! Entrance is welcoming and just a couple steps up you enter into the KITCHEN/DINING/LIVING AREAS which are laid out on a GORGEOUS OPEN FLOORPLAN! Living area has a BEAUTIFUL FIREPLACE on a IMPRESSIVE FEATURE WALL, TONS of NATURAL LIGHT, & it flows seamlessly to the dining & kitchen area. Kitchen boasts BEAUTIFUL CABINETRY, SPARKLING STAINLESS STEEL APPLIANCES, CLEAN WHITE BACKSPLASH, an ISLAND for ADDITIONAL SEATING/STORAGE (microwave is built in!) Upstairs youâ€™ll find the INCREDIBLE PRIMARY w/a MAGNIFICENT FEATURE ALL, WALK-IN-CLOSET & 3PC ENSUITE, 2 ADDITIONAL BEDROOMS, 4PC BATH, HIDDEN STACKABLE LAUNDRY, plus a QUAIN seating nook! BASEMENT hosts the LEGAL SECONDARY SUITE which has a 2nd KITCHEN w/BLACK APPLIANCES & BRIGHT WHITE CABINETRY, 4th BDRM w/WIC, 4PC BATH WITH LAUNDRY, FAMILY RM, & a UTILITY RM! Talk about a SHOW STOPPER!

Built in 2017

### **Essential Information**



MLS® #	E4422799
Price	\$589,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22107 87 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	16
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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