

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	20
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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Listing information last updated on April 22nd, 2025 at 11:02pm MDT