

## **\$539,900 - 22103 87 Avenue, Edmonton**

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MLS® #E4458549

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Former Showhome in Rosenthal! This stunning 1586 Sq ft 2 storey, sits on a desirable corner lot in one of West Edmonton's most sought-after communities. Designed to impress, this spacious family home features high-end finishes, designer touches, and thoughtful upgrades throughout. The open-concept main floor offers a generous living area, large windows, and a stylish kitchen with stainless steel appliances, modern cabinetry, and a central working island – perfect for entertaining. Upstairs you'll find 3 sizeable bedrooms (1 could be used as a bonus room), including a primary suite with walk-in closet and a private 4 piece ensuite, plus the convenience of upstairs laundry. Enjoy year-round comfort with central AC and appreciate the double attached garage with HEATED FLOORS – a rare luxury in Edmonton winters. The fully fenced yard, and landscaped lot with a back deck add function and curb appeal. Located close to schools, parks, golfing, and quick access to the Anthony Henday, this home is a must see!

Built in 2017

### **Essential Information**

MLS® #                    E4458549

Price                      \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| 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     | 22103 87 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H7              |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Instant, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached, Insulated, See Remarks                                                      |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                       |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Bishop David Motiuk     |
| Middle     | Michael Phair           |
| High       | St. Oscar Romero School |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 58              |
| HOA Fees       | 120                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 29th, 2025 at 7:17am MDT