

## \$459,888 - 22124 87 Avenue, Edmonton

MLS® #E4464751

**\$459,888**

3 Bedroom, 3.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

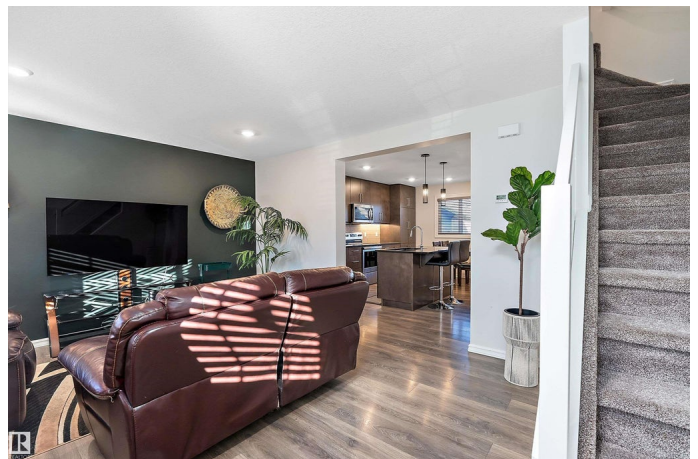
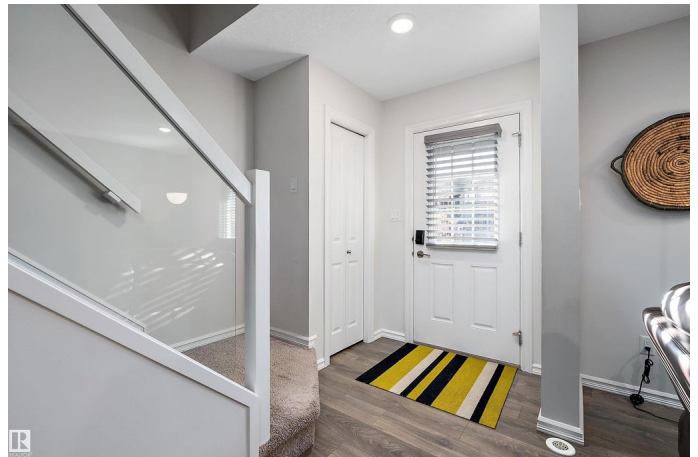
**EXCELLENT MOVE-IN READY OPPORTUNITY!** Welcome to Rosenthal—one of West Edmonton's most desirable family communities! This stylish 2-storey blends modern comfort & thoughtful design with a fully finished basement featuring a versatile family/fitness room & 2-piece bath, landscaped yard & double detached garage (22x22) with 220V outlet. The open-concept main floor showcases ceiling-height soft-close cabinetry, granite counters, Blanco sink, under-cabinet lighting & stainless steel appliances with gas line. Elegant glass railing, knockdown ceilings & a warm contemporary palette create a bright, inviting atmosphere. Upstairs offers a spacious bonus room, 3 bedrooms & 2 full baths including a stand-up ensuite shower. Enjoy peace of mind with remaining structural warranty. Just 5 minutes to the future LRT station, steps to parks, trails & splash park, with Costco, Henday & Whitemud nearby—Rosenthal offers modern living, community warmth & unmatched convenience. This move-in ready home shows a 10/10! **HURRY!**

Built in 2018

### Essential Information

MLS® # E4464751

Price \$459,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22124 87 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H7              |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                                         |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | La Perle School (K-6)      |
| Middle     | Michael Phair School (7-9) |
| High       | Jasper Place School        |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
| Zoning      | Zone 58            |

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Listing information last updated on November 5th, 2025 at 1:47pm MST