

\$430,000 - 21914 91 Avenue, Edmonton

MLS® #E4442866

\$430,000

3 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

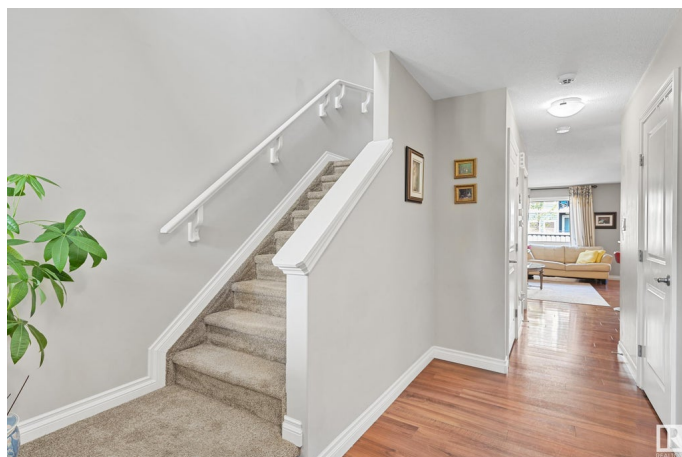
Rosenthal (Edmonton), Edmonton, AB

Cozy half duplex in family friendly neighborhood of Rosenthal, within short distance to multiple parks, ponds & within catchment of 6 schools. Well landscaped front & back yards with continuous blooming of perennials & pond. Open floorplan highlighting a generous sized living room with views of a backyard oasis. Warm kitchen featuring maple shaker cabinets, raised breakfast bar, stainless steel appliances & corner pantry storage. Over sized dining nook offers direct access to deck for evening summer bbqs. Powder room & attached garage complete this level. Upper level is reserved for a loft for tech space/library/hobby studio. Large primary bedroom with 3pc ensuite. 2 additional bedrooms & 4pc bathroom for a growing family. Lower level offers a full storage level, ready for future development. Quick commute to major travelling corridors & all servicing amenities. Flexible possession available.

Built in 2014

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4442866 |
| Price | \$430,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,429 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 21914 91 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6Z5 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary David Motiuk/LaPerle
Middle David Motiuk/Michael Phair
High St. Oscar Romero

Additional Information

Date Listed June 17th, 2025
Days on Market 33
Zoning Zone 58
HOA Fees 100
HOA Fees Freq. Annually

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