

# **\$549,900 - 22103 87 Avenue, Edmonton**

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MLS® #E4458549

**\$549,900**

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	\$549,900



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	1
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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