

\$479,500 - 21951 91 Avenue, Edmonton

MLS® #E4432127

\$479,500

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautiful two-storey home in the vibrant community of Rosenthal, offering nearly 1,500 sq ft of thoughtfully designed living space! Ideally located just minutes from a new Catholic school opening this September, this home is perfect for families seeking both comfort and convenience. The open-concept main floor features a stylish kitchen with sleek cabinetry, a large island for meal prep and casual dining, and a spacious dining area that flows into the sunken living room—bathed in natural light and finished with elegant touches. Upstairs, the primary bedroom boasts a walk-in closet and private ensuite, with two additional well-sized bedrooms and convenient upstairs laundry. Step outside to enjoy the sunny deck—perfect for summer BBQs—and the built double car detached garage. Located within walking distance to a new recreational centre currently under construction, and close to shopping centres, grocery stores, parks, and trails, this Rosenthal gem has it all!

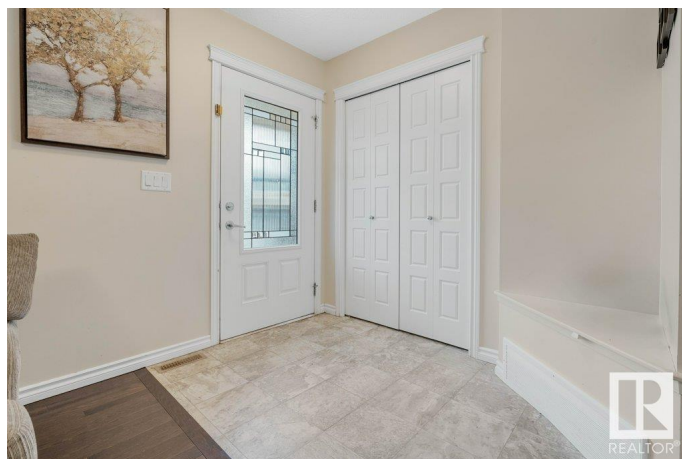
Built in 2016

Essential Information

MLS® # E4432127

Price \$479,500

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,495 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 21951 91 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6Z8 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed April 22nd, 2025
Days on Market 32
Zoning Zone 58
HOA Fees 110
HOA Fees Freq. Annually

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