

Courtesy Of Karl John Ibasco Of Rite Realty

## \$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!

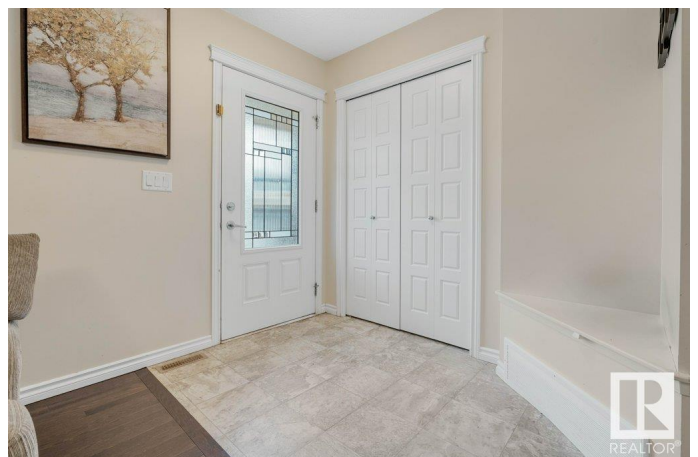
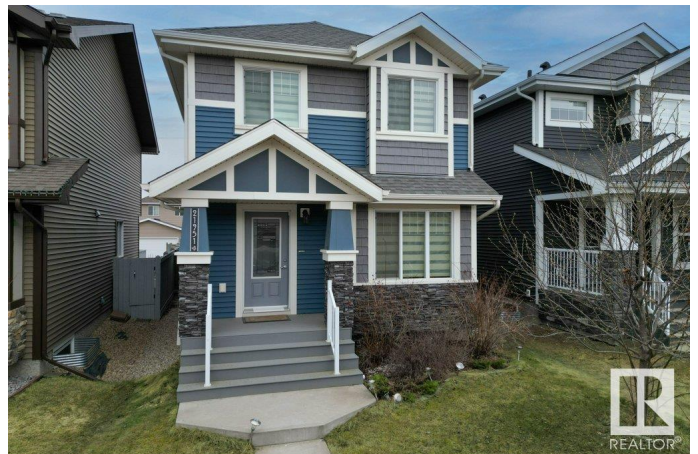
Built in 2016

### 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                52  
Zoning                              Zone 58  
HOA Fees                         110  
HOA Fees Freq.                Annually

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