

Courtesy Of Karl John Ibasco Of Rite Realty

## \$489,500 - 21951 91 Avenue, Edmonton

MLS® #E4432127

**\$489,500**

3 Bedroom, 2.50 Bathroom, 1,495 sqft  
Single Family on 0.00 Acres

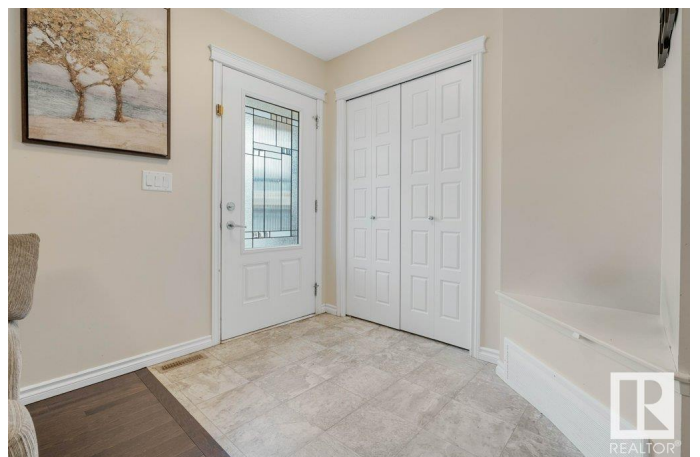
Rosenthal (Edmonton), Edmonton, AB

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	\$489,500
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                10  
Zoning                              Zone 58  
HOA Fees                         110  
HOA Fees Freq.                Annually

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