

# **\$479,500 - 21951 91 Avenue, Edmonton**

MLS® #E4432127

**\$479,500**

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

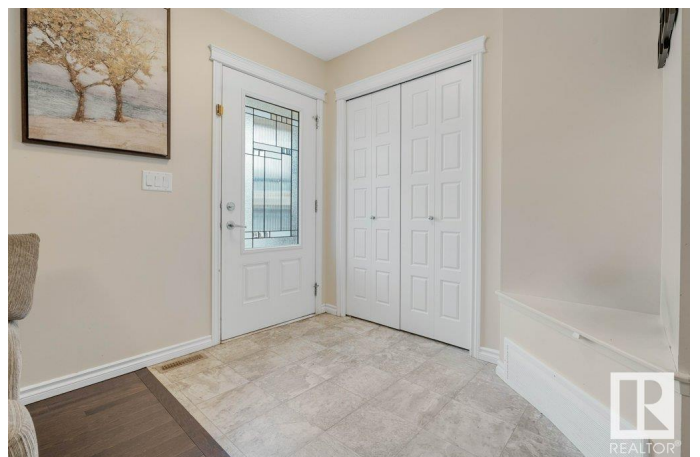
Rosenthal (Edmonton), Edmonton, AB

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                33  
Zoning                              Zone 58  
HOA Fees                         110  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 25th, 2025 at 4:32pm MDT