Courtesy Of Jacob Johnson Of RE/MAX Excellence

$539,900 - 22103 87 Avenue, Edmonton

MLS® #E4458549

$539,900
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 Edmontonâ€™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 â€“ perfect for entertaining. Upstairs youâ€™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 â€“ 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	$539,900

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	28
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on October 17th, 2025 at 12:32am MDT