

Courtesy Of Devin Newman Of Exp Realty

\$464,900 - 21975 91 Avenue, Edmonton

MLS® #E4466140

\$464,900

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

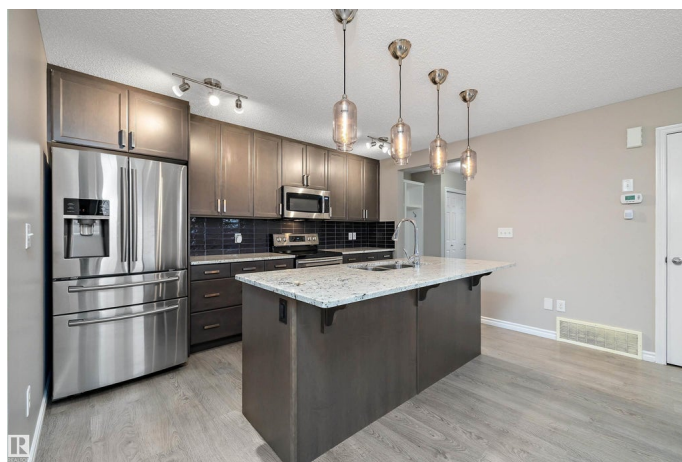
Welcome to this stylish 1,446 sq. ft. two-storey home in highly sought-after ROSENTHAL. Featuring 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE DETACHED GARAGE, it offers comfort, convenience, and modern finishes throughout. The main floor boasts a bright open layout with a stunning kitchen complete with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a LARGE ISLAND, and UPGRADED LIGHTING. A spacious dining area, 2-PC bathroom, and built-in MUDROOM with custom storage add to the functionality. Upstairs, you'll find a generous primary suite with a 4-PC ENSUITE, two additional bedrooms, and UPPER-FLOOR LAUNDRY. The unfinished basement is ready for your personal touch. The garage includes shelving for extra storage, and the home comes equipped with a WATER FILTER and SOFTENER SYSTEM. Situated on a corner lot with great curb appeal and steps from the NEW RECREATION CENTER, PARKS, TRAILS, and west-end AMENITIES—this move-in-ready home is a must-see.

Built in 2016

Essential Information

MLS® # E4466140

Price \$464,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	21975 91 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z8

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lymburn School
Middle	Michael Phair Junior High
High	St. Oscar Ramero Catholic

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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Listing information last updated on November 20th, 2025 at 8:33am MST