

## \$649,998 - 22007 81 Avenue, Edmonton

MLS® #E4420664

**\$649,998**

3 Bedroom, 2.50 Bathroom, 2,156 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the all new "Newcastle" built by the award-winning builder Pacesetter homes located in the heart of Rosenthal and steps to the walking trails and Schools. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings ) , kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is the flex room perfect for an office and a 2 piece powder room. Upstairs is the primary bedroom retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. This home also has a side separate entrance perfect for future development. \*\*\* Under construction and the photos used from a previously built home same style buy colors may vary home will be complete in July of this year \*\*\*

Built in 2025

### Essential Information

MLS® #	E4420664
Price	\$649,998
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,156
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22007 81 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Lake Access Property, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 6th, 2025

Days on Market                71

Zoning                            Zone 58

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