

## \$430,000 - 21914 91 Avenue, Edmonton

MLS® #E4442866

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Cozy half duplex in family friendly neighborhood of Rosenthal, within short distance to multiple parks, ponds & within catchment of 6 schools. Well landscaped front & back yards with continuous blooming of perennials & pond. Open floorplan highlighting a generous sized living room with views of a backyard oasis. Warm kitchen featuring maple shaker cabinets, raised breakfast bar, stainless steel appliances & corner pantry storage. Over sized dining nook offers direct access to deck for evening summer bbqs. Powder room & attached garage complete this level. Upper level is reserved for a loft for tech space/library/hobby studio. Large primary bedroom with 3pc ensuite. 2 additional bedrooms & 4pc bathroom for a growing family. Lower level offers a full storage level, ready for future development. Quick commute to major travelling corridors & all servicing amenities. Flexible possession available.

Built in 2014

### Essential Information

MLS® #	E4442866
Price	\$430,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	21914 91 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, No Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                David Motiuk/LaPerle  
Middle                     David Motiuk/Michael Phair  
High                        St. Oscar Romero

**Additional Information**

Date Listed                June 17th, 2025  
Days on Market        13  
Zoning                     Zone 58  
HOA Fees                  100  
HOA Fees Freq.        Annually

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