

## \$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                46  
Zoning                              Zone 58  
HOA Fees                         100  
HOA Fees Freq.                Annually

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