

Courtesy Of David Lofthaug Of Bode

## \$649,900 - 22518 87a Avenue, Edmonton

MLS® #E4465377

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

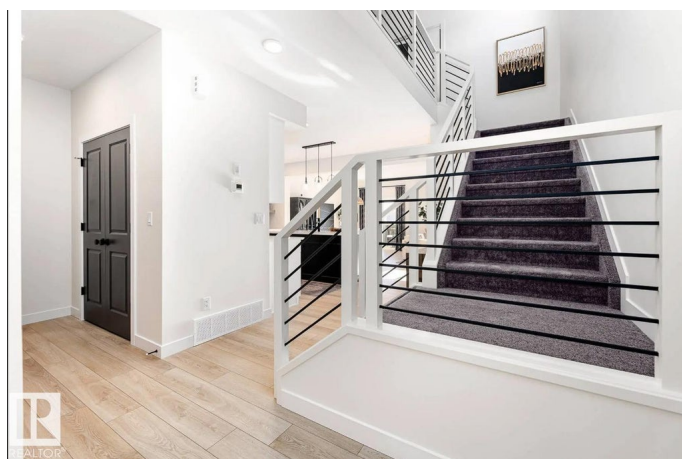
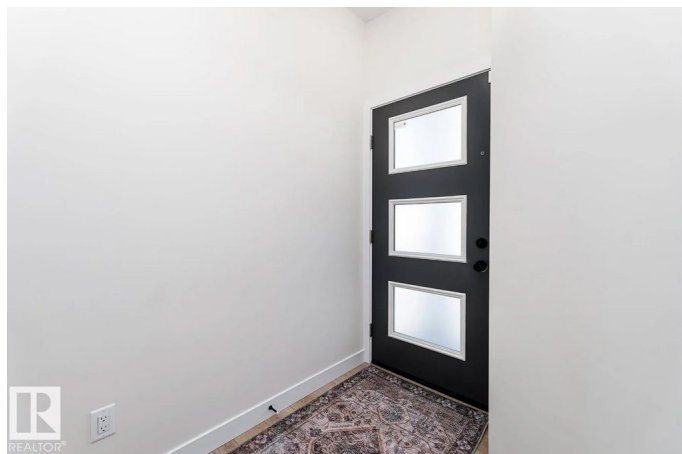
Rosenthal (Edmonton), Edmonton, AB

Quick possession, listed by the show home. The Evan model offers 2,244 sq ft of beautifully designed living space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor connects the kitchen, dining, and great room for a bright, welcoming layout that's perfect for family life and entertaining. A 9' foundation and side entry provide flexibility for potential future basement development. Upstairs, the owner's bedroom features a 4pc ensuite, complemented by two additional bedrooms, a full bath, and a convenient laundry area. Large windows fill the home with natural light, and San Rufo Homes' quality finishes ensure comfort and style throughout. Located in Rosemont, a family-oriented community with access to parks, schools, and nearby amenities. Built with San Rufo Homes' trusted craftsmanship and attention to detail. Photos are representative.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465377  |
| Price      | \$649,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,244                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22518 87a Avenue     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y6              |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached                                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                          |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 11th, 2025

Days on Market                1

Zoning                            Zone 58

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Listing information last updated on November 12th, 2025 at 12:32pm MST