

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

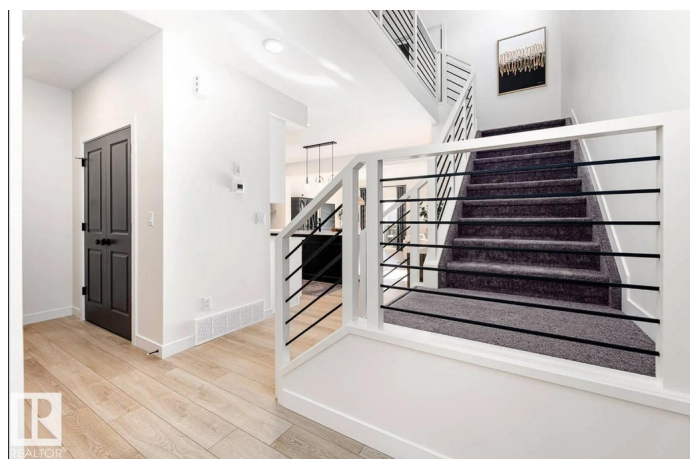
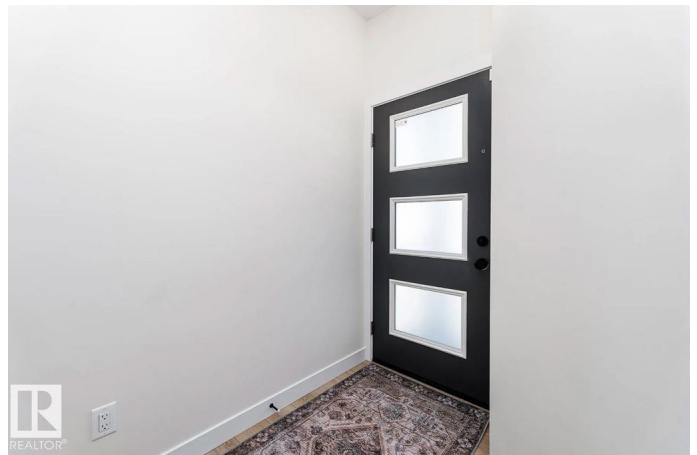
Rosenthal (Edmonton), Edmonton, AB

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 9:02am MST