

Courtesy Of David Lofthaug Of Bode

\$634,900 - 22556 87 Avenue, Edmonton

MLS® #E4461325

\$634,900

3 Bedroom, 2.50 Bathroom, 1,910 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The Durnin model offers 1,910 sq ft of family-friendly living with 3 bedrooms and 2.5 bathrooms. The main floor features a spacious, open-concept layout anchored by a modern kitchen, dining area, and great room, ideal for entertaining or everyday living. Upstairs, the large owner's bedroom includes a 5pc ensuite, complemented by three additional bedrooms, a full bath, and a versatile bonus room. With a double garage, this home provides convenience and storage. Large windows throughout maximize natural light, while quality finishes highlight San Rufo Homes' attention to detail. Located in Rosemont, a growing west Edmonton community offering parks, schools, and convenient access to amenities. Built with San Rufo Homes' trusted craftsmanship. Photos are representative.



Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4461325 |
| Price | \$634,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,910 |

| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22556 87 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7H8 |

Amenities

| | |
|----------------|--|
| Amenities | 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 | Corner Lot, 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 October 8th, 2025

Days on Market 18

Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 1:32pm MDT