

# \$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      20

Zoning                Zone 58

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Listing information last updated on October 27th, 2025 at 10:02pm MDT