

## \$549,900 - 8109 226a Street, Edmonton

MLS® #E4434634

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome a beautifully designed 1392 Sq ft 4-bedroom, 3.1-bath detached home with a legal basement suite in growing community of Rosenthal. The open-concept main floor showcases a stunning kitchen with quartz counters, pantry, a large island, and stainless steel appliances, along with spacious living room, dinning room and a pocket office. Enjoy the convenience of a detached double garage plus two extra parking stalls accessible from back alley that can also be used for your fifth wheel. Ideally situated on a 334.37 sq m lot, close to Future School, Shopping, Golf Course, this home blends comfort and functionality. Donâ€™t miss this rare opportunity!

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434634  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,392     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8109 226a Street     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7S8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Smoking Home, Parking-Extra, HRV System |
| Parking   | 2 Outdoor Stalls, Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 10            |

|                |          |
|----------------|----------|
| Zoning         | Zone 58  |
| HOA Fees       | 115.5    |
| HOA Fees Freq. | Annually |

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 May 15th, 2025 at 9:17pm MDT