\$548,888 - 8147 226 Street, Edmonton

MLS® #E4440860

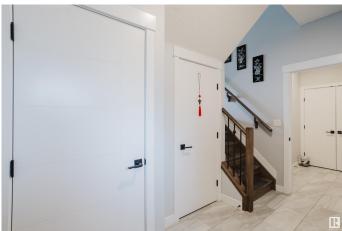
\$548,888

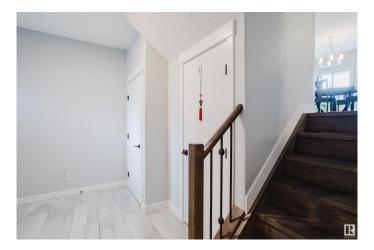
3 Bedroom, 2.50 Bathroom, 1,876 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Step into this stylish 2015 Dolce Vita home located in sought-after Rosenthal. The open layout offers a spacious front foyer with tile flooring, access to the basement, laundry/mudroom, and an insulated double attached garage. The main floor boasts a generous kitchen and dining area featuring a massive granite island (seating for 4), black appliances, pantry, ample two-toned cabinetry, and counter space. A garden door leads to the back deck. The living room flows from the kitchen and showcases large windows that fill the space with natural light. Upstairs you'II find the primary suite that includes a walk-in closet and luxurious 5-piece ensuite with soaker tub, glass shower, and dual sinks. Two sizable bedrooms, a versatile flex area, and a 4-piece bathroom finish off this second floor. The basement is waiting for your special touch. Out back you will love the size of the yard and its fully fenced. Community offers a spray park for those long warm summer days. HOA fee is annually \$115. Move in ready







Built in 2018

Essential Information

| MLS® # | E4440860 |
|----------|-----------|
| Price | \$548,888 |
| Bedrooms | 3 |

| Bathrooms | 2.50 |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,876 |
| Acres | 0.00 |
| Year Built | 2018 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 8147 226 Street |
|-------------|----------------------|
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7K9 |

Amenities

| Amenities | Deck, No Animal Home, No Smoking Home |
|----------------|---------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Additional Information

| Date Listed | June 5th, 2025 |
|----------------|----------------|
| Days on Market | 12 |
| Zoning | Zone 58 |
| HOA Fees | 115 |
| 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 June 17th, 2025 at 12:47am MDT