

## \$513,999 - 8112 224 Street, Edmonton

MLS® #E4453194

**\$513,999**

3 Bedroom, 2.50 Bathroom, 1,694 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the vibrant community of Rosenthal! This immaculate 2-storey home boasts 9'™ ceilings and an airy open-concept design. The main floor showcases a striking tiled feature wall with fireplace, a stylish kitchen with quartz countertops, stainless steel appliances, bar seating, and a spacious dining area. A main floor den offers the perfect home office. Relax on the full-sized west-facing deck in your maintenance-free backyard. Solar panels keep energy costs low, while central A/C keeps you cool. Upstairs, the primary bedroom impresses with a vaulted ceiling, walk-in closet, and 4-piece ensuite. Two additional bedrooms, a 4-piece bath, and convenient laundry complete the level. The basement, currently a gym, easily converts to a theatre, bedroom, or playroom. Located steps from parks, splash park, trails, transit, shopping, and the upcoming Lewis Farms Rec Centre and schools. Move-in ready with a double car garage – a perfect blend of style, comfort, and location!

Built in 2015

### Essential Information

MLS® # E4453194

Price \$513,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,694                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8112 224 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7A4              |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Animal Home, Parking-Extra, Solar Equipment |
| Parking   | Double Garage Detached                                                                   |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | Glass Door                                                                                                                                                   |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| 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 August 19th, 2025 at 9:02pm MDT