

## \$549,900 - 8107 224 Street, Edmonton

MLS® #E4438304

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Nestled in the sought-after Rosenthal community, this meticulously maintained home feels brand new! Offering three spacious bedrooms, three and a half stylish bathrooms, and an open-concept main floor. The modern kitchen features sleek stainless steel appliances and seamlessly flows into a fully fenced backyard with access to a double heated garage. The primary suite offers a private retreat, while two additional bedrooms and 3.5 bathrooms ensure ample space for all. The heated garage provides extra comfort year-round. The fully finished basement is perfect for entertaining, a playroom, or a flexible space and laundry room. Ideally located, it's just a 5-minute walk to Rosenthal Spray Park and a 5-minute drive to Lewis Estates Golf Course, with easy access to Whitemud, Anthony Henday, and nearby shopping and amenities!

Built in 2015

### Essential Information

MLS® #	E4438304
Price	\$549,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,316
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8107 224 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Patio, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	23
Zoning	Zone 58
HOA Fees	110
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 15th, 2025 at 5:02pm MDT