

Courtesy Of Christy M Cantera Of Real Broker

## \$582,800 - 8019 228 Street, Edmonton

MLS® #E4449643

**\$582,800**

3 Bedroom, 2.50 Bathroom, 1,684 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Introducing the "WHITEMORE" by Master Home Builder HOMES BY AVI. Exquisite design on pie shaped lot in the heart of Rosenthal. Highly sought after floor plan features 3 bedrooms, 2.5 bath, upper-level loft style family room & full size upper-level laundry room. SEPARATE SIDE ENTRANCE for future basement development (possible future legal basement suite). Home showcases 9'™ ceiling height on main floor & basement, electric fireplace w/mantle, iron railing spindles, matte black hardware package, luxury vinyl plank flooring & walk-thru pantry/mudroom to double garage. Kitchen boasts pot & pan drawers, centre island, quartz countertops throughout & robust builder appliance allowance. Welcoming foyer with convenient front powder room. Private ensuite is complimented by large WIC & luxurious 5 pc ensuite with Jack & Jill sinks, soaker tub & shower. 2 add'l jr rooms & 4 pc bath. EXTRAORDINARY HOME built by EXTRAORDINARY BUILDER! Welcome Home!

Built in 2025

### Essential Information

MLS® # E4449643

Price \$582,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,684                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8019 228 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X8              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | La Perle School          |
| Middle     | Michael Phair School     |
| High       | Jasper Place High School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 58         |
| HOA Fees       | 120             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 3rd, 2025 at 5:02am MDT