

## \$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	25
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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