

## \$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. MOVE-IN-READY HOME with 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 | 58              |
| Zoning         | Zone 58         |
| HOA Fees       | 120             |
| 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 September 21st, 2025 at 4:02pm MDT