

## \$594,900 - 8171 226 Street, Edmonton

MLS® #E4455933

**\$594,900**

4 Bedroom, 3.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

OPPORTUNITY KNOCKS! Step inside and discover the thoughtfully crafted layout that defines this home. The **FOUR DISTINCT LEVELS** create unique spaces that balance openness with privacy, making it ideal for entertaining, relaxation, and everyday living. This home offers enhanced architectural features, **PREMIUM FINISHES**, and attention to detail at every turn. Highlights include a gourmet kitchen boasting granite countertops, custom cabinetry & stainless steel appliances, vaulted ceilings, and a professionally developed **LEGAL BASEMENT SUITE**. Perfectly positioned in **ROSENTHAL**, one of Edmonton's most desirable communities, this property combines innovative design, income potential, and proximity to everyday amenities, making it an exceptional choice for families, professionals, and investors alike. **GET HERE NOW!**

Built in 2018

### Essential Information

MLS® #	E4455933
Price	\$594,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,809
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	8171 226 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G7

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	LaPerle
Middle	Michael Phair
High	Jasper Place

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	3
Zoning	Zone 58
HOA Fees	117.04
HOA Fees Freq.	Annually

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