

## \$528,800 - 8147 226 Street, Edmonton

MLS® #E4453254

**\$528,800**

3 Bedroom, 2.50 Bathroom, 1,876 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this 2015 Dolce Vita beauty in the community of Rosenthal! From the moment you step into the spacious, tiled front foyer, youâ€™ll appreciate the thoughtful designâ€™ offering access to the basement, laundry/mudroom, & insulated double attached garage. Up a couple stairs into the heart of the home is an impressive kitchen and dining area. A massive granite island takes center stage, surrounded by 2-toned cabinetry, a pantry, black appliances, and plenty of counter space. The bright living room flows effortlessly from the kitchen, with large windows that flood the space with light. Upstairs, the primary retreat awaitsâ€™ complete with a walk-in & a spa-like 5-piece ensuite w/ a soaker tub, glass shower, and 2 sinks. Two generous bedrooms, a tech space, and a 4-pcs bath complete the upper level. The basement, with its oversized windows, is ready for your personal touch. Outside, enjoy a fully fenced yard with plenty of room to play, garden, or relax. walk to the Spray park & enjoy those long summer days.

Built in 2018

### Essential Information

MLS® # E4453254

Price \$528,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,876                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8147 226 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7K9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                         |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 58           |
| HOA Fees       | 115               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 19th, 2025 at 9:17pm MDT