

## \$539,991 - 8112 224 Street, Edmonton

MLS® #E4441886

### \$539,991

3 Bedroom, 2.50 Bathroom, 1,694 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the beautiful neighbourhood of Rosenthal! This immaculate 2-storey home features 9'™ ceilings and an open-concept layout. The main floor offers a stunning tiled feature wall with fireplace. The kitchen includes quartz countertops, stainless steel appliances, a bar, and a spacious dining area perfect for entertaining. A main floor den adds space for a home office. Enjoy sunsets on your full-sized deck in the west-facing, maintenance-free backyard. Solar Panels make this home energy efficient, and beat the heat with central air conditioning. Upstairs features a primary bedroom with vaulted ceiling, walk-in closet and 4-piece ensuite, plus two additional bedrooms, a 4-piece bath, and convenient second-floor laundry. The basement is currently a gym but easily converted into a theatre, bedroom or playroom. Family-friendly location near parks, splash park, walking paths, transit, restaurants, groceries and future development of Lewis Farms Rec Centre and schools. Move-in ready with double car garage.

Built in 2015

### Essential Information

MLS® # E4441886

Price \$539,991



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,694                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8112 224 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7A4              |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Animal Home, Parking-Extra, Solar Equipment |
| Parking   | Double Garage Detached                                                                   |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | Glass Door                                                                                                                                                   |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 58         |
| HOA Fees       | 115             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 16th, 2025 at 1:32am MDT