

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

MLS® #E4440860

### \$528,800

3 Bedroom, 2.50 Bathroom, 1,876 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Step into this stylish 2015 Dolce Vita home located in sought-after Rosenthal. The open layout offers a spacious front foyer with tile flooring, access to the basement, laundry/mudroom, and an insulated double attached garage. The main floor boasts a generous kitchen and dining area featuring a massive granite island (seating for 4), black appliances, pantry, ample two-toned cabinetry, and counter space. A garden door leads to the back deck. The living room flows from the kitchen and showcases large windows that fill the space with natural light. Upstairs you'll find the primary suite that includes a walk-in closet and luxurious 5-piece ensuite with soaker tub, glass shower, and dual sinks. Two sizable bedrooms, a versatile flex area, and a 4-piece bathroom finish off this second floor. The basement is waiting for your touch extra large windows. You will love the size of the yard/its fully fenced. Community offers a spray park for those long warm summer days. HOA fee is annually \$115. Move in ready

Built in 2018

### Essential Information

MLS® # E4440860

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, No Animal Home, No Smoking Home
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, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                32  
Zoning                              Zone 58  
HOA Fees                         115  
HOA Fees Freq.                Annually

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