

## \$549,900 - 8109 226a Street, Edmonton

MLS® #E4434634

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome a beautifully designed 1392 Sq ft 4-bedroom, 3.1-bath detached home with a legal basement suite in growing community of Rosenthal. The open-concept main floor showcases a stunning kitchen with quartz counters, pantry, a large island, and stainless steel appliances, along with spacious living room, dinning room and a pocket office. Enjoy the convenience of a detached double garage plus two extra parking stalls accessible from back alley that can also be used for your fifth wheel. Ideally situated on a 334.37 sq m lot, close to Future School, Shopping, Golf Course, this home blends comfort and functionality. Donâ€™t miss this rare opportunity!

Built in 2023

### Essential Information

MLS® #	E4434634
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2023



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8109 226a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S8

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Smoking Home, Parking-Extra, HRV System
Parking	2 Outdoor Stalls, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 5th, 2025
Days on Market	42

Zoning	Zone 58
HOA Fees	115.5
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 June 16th, 2025 at 7:32pm MDT