

\$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	3
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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