

## \$619,900 - 8154 226a Street, Edmonton

MLS® #E4437623

**\$619,900**

3 Bedroom, 2.50 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

A modern retreat for the discerning family! Discover the perfect balance of elegance and comfort in this beautifully appointed 1,912sq ft single-family home, ideally situated in the vibrant community of Rosenthal. Crafted with attention to detail and designed for contemporary living, this exquisite 3-bdrm, 2.5bath offers refined style and premium features throughout. From the moment you enter, you're welcomed by a thoughtfully curated space featuring an open-concept layout, designer finishes, and abundant natural light. The heart of the home is a chef-inspired white kitchen adorned with stainless steel appliances, sleek cabinetry, and an expansive island. A formal dining room adds an elevated touch, perfect for hosting, while the sophisticated living area is anchored by a stylish f/p, creating a warm ambiance. Upstairs, retreat to a private primary suite, spa-like ensuite, bonus room, two additional bedrooms and 5 piece main bath. Step outside to to a fully landscaped and fenced oasis.

Built in 2023

### Essential Information

MLS® # E4437623

Price \$619,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,912
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8154 226a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S7

### Amenities

Amenities	Deck, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	50
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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