

\$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 | 3 |

| | |
|----------------|----------|
| 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 May 8th, 2025 at 12:32pm MDT