

## \$875,000 - 8166 222a Street, Edmonton

MLS® #E4439794

**\$875,000**

3 Bedroom, 2.50 Bathroom, 2,425 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing Former Show Home! This Pacesetter built home was built elegantly with a ton of upgrades. As you enter you feel the warmth this home has to offer, with the HW flooring leading into the open concept LR, DR and Kitchen. The kitchen is spacious with an eating area, butlers kitchen in the walk in pantry and high end appliances. The upper level boasts 3 great size rooms and a bonus room for family movie nights. The primary bedroom is one of a kind with a walk-in closet, 5 pc ensuite and your own private coffee station area with wine fridge and sink. Outside you will find the landscaped backyard with generous size deck for those hot summer days, attached double garage and even Central Air Conditioning. This home is fully furnished with all the show home furniture included. Come see this amazing home today!

Built in 2018

### Essential Information

MLS® #	E4439794
Price	\$875,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,425



Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8166 222a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025

Days on Market                60

Zoning                              Zone 58

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