

## \$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	4
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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