

## \$749,000 - 8130 226a Street, Edmonton

MLS® #E4449583

**\$749,000**

5 Bedroom, 3.50 Bathroom, 2,308 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Beautiful 2,300+ sq. ft. home in Rosenthal with Legal Basement Suite! This bright and spacious 4-bedroom, 2.5-bath home features an open-concept main floor with a modern kitchen, dining area with deck access, and a cozy living room. Upstairs offers a large primary bedroom with a walk-in closet and 5-piece ensuite, plus three additional bedrooms. A separate side entrance leads to the fully finished legal basement suite with 1 bedroom, 1 full bath, and a bright living area—ideal for spacious family or rental income. Enjoy the fully fenced yard, large deck, and double attached garage. Located steps from trails, parks, and playgrounds in a family-friendly neighborhood.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449583  |
| Price          | \$749,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,308     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8130 226a Street     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7S8              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 3                                                                                       |
| Has Suite         | Yes                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 58         |

HOA Fees                115.5  
HOA Fees Freq.     Annually

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