

## \$634,900 - 8154 226a Street, Edmonton

MLS® #E4437623

**\$634,900**

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 \$634,900

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 | 27             |
| Zoning         | Zone 58        |
| HOA Fees       | 120            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 7:17am MDT