# \$548,888 - 8147 226 Street, Edmonton

MLS® #E4440860

#### \$548,888

3 Bedroom, 2.50 Bathroom, 1,876 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Step into this stylish 2015 Dolce Vita home located in sought-after Rosenthal. The open layout offers a spacious front foyer with tile flooring, access to the basement, laundry/mudroom, and an insulated double attached garage. The main floor boasts a generous kitchen and dining area featuring a massive granite island (seating for 4), black appliances, pantry, ample two-toned cabinetry, and counter space. A garden door leads to the back deck. The living room flows from the kitchen and showcases large windows that fill the space with natural light. Upstairs you'II find the primary suite that includes a walk-in closet and luxurious 5-piece ensuite with soaker tub, glass shower, and dual sinks. Two sizable bedrooms, a versatile flex area, and a 4-piece bathroom finish off this second floor. The basement is waiting for your special touch. Out back you will love the size of the yard and its fully fenced. Community offers a spray park for those long warm summer days. HOA fee is annually \$115. Move in ready

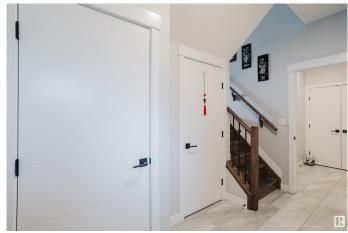


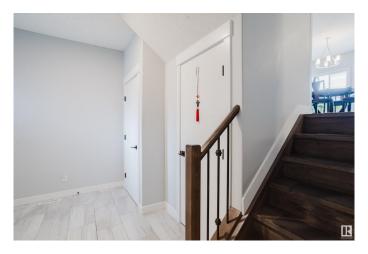
## **Essential Information**

MLS® # E4440860 Price \$548,888

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,876 Acres 0.00 Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8147 226 Street

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7K9

#### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 14

Zoning Zone 58

HOA Fees 115

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 June 19th, 2025 at 2:47am MDT