

## \$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	4
Zoning	Zone 58

HOA Fees                115.5  
HOA Fees Freq.      Annually

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