

## **\$544,900 - 8144 225 Street, Edmonton**

---

MLS® #E4433803

**\$544,900**

3 Bedroom, 2.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautiful Dolce Vita 2015 built home in the desirable community of Rosenthal. This unique open concept floor plan features a large front entry with tile flooring & accesses the basement, laundry/mudroom & double attached insulated garage. The main floor has a large kitchen & eating area with a huge granite island, SS appliances, corner pantry, an abundance of cupboard & counter space & a garden door leading onto the back deck. The living room is open to the kitchen & has a gas fireplace & large windows letting in the warmth of natural light. The upper level has 2 spacious bedrms, a flex space & a 4 piece bathrm. The primary bedroom has a large walk in closet & a 5 piece ensuite with a soaker tub, glass shower & his & her sinks. The basement is framed for an additional bedroom, bathroom, rec and storage room with wiring completed. Additional highlights of this home include, central A/C, soft close kitchen cabinets, main floor laundry, gas hook up for BBQ & a fully fenced & landscaped yard.

Built in 2015

### **Essential Information**

MLS® # E4433803

Price \$544,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,777
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	8144 225 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	3
Zoning	Zone 58

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 May 3rd, 2025 at 4:47pm MDT