

## \$549,900 - 8109 226a Street, Edmonton

MLS® #E4434634

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome a beautifully designed 1392 Sq ft 4-bedroom, 3.1-bath detached home with a legal basement suite in growing community of Rosenthal. The open-concept main floor showcases a stunning kitchen with quartz counters, pantry, a large island, and stainless steel appliances, along with spacious living room, dinning room and a pocket office. Enjoy the convenience of a detached double garage plus two extra parking stalls accessible from back alley that can also be used for your fifth wheel. Ideally situated on a 334.37 sq m lot, close to Future School, Shopping, Golf Course, this home blends comfort and functionality. Donâ€™t miss this rare opportunity!

Built in 2023

### Essential Information

MLS® #	E4434634
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2023



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

### Community Information

Address	8109 226a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S8

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Smoking Home, Parking-Extra, HRV System
Parking	2 Outdoor Stalls, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 5th, 2025
Days on Market	43

Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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Listing information last updated on June 17th, 2025 at 1:02pm MDT