

## \$524,900 - 8107 224 Street, Edmonton

MLS® #E4444292

**\$524,900**

3 Bedroom, 3.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Nestled in the sought-after Rosenthal community, this meticulously maintained home feels brand new! Offering three spacious bedrooms, three and half stylish bathrooms, and an open-concept main floor. The modern kitchen features sleek stainless steel appliances and seamlessly flows into a fully fenced backyard with access to a double heated garage. The primary suite offers a private retreat, while two additional bedrooms and 3.5 bathrooms ensure ample space for all. The heated garage provides extra comfort year-round. The FULLY FINISHED BASEMENT is perfect for entertaining, a playroom, or flexible space and laundry room. Ideally located, it's a 5-minute walk to Rosenthal Spray Park and a 5-minute drive to Lewis Estates Golf Course, with easy access to Whitemud, Anthony Henday, and nearby shopping and amenities!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444292  |
| Price      | \$524,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,316                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8107 224 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7A4              |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Patio, Natural Gas Stove Hookup |
| Parking Spaces | 2                                                                                                 |
| Parking        | Double Garage Detached                                                                            |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                     |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl, Hardie Board Siding                                     |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 119             |
| Zoning         | Zone 58         |
| HOA Fees       | 110             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 22nd, 2025 at 2:32pm MDT