

**\$594,900 - 8171 226 Street, Edmonton**

MLS® #E4455933

**\$594,900**

4 Bedroom, 3.50 Bathroom, 1,809 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

OPPORTUNITY KNOCKS! Step inside and discover the thoughtfully crafted layout that defines this home. The FOUR DISTINCT LEVELS create unique spaces that balance openness with privacy, making it ideal for entertaining, relaxation, and everyday living. This home offers enhanced architectural features, PREMIUM FINISHES, and attention to detail at every turn. Highlights include a gourmet kitchen boasting granite countertops, custom cabinetry & stainless steel appliances, vaulted ceilings, and a professionally developed LEGAL BASEMENT SUITE. Perfectly positioned in ROSENTHAL, one of Edmonton's most desirable communities, this property combines innovative design, income potential, and proximity to everyday amenities, making it an exceptional choice for families, professionals, and investors alike. GET HERE NOW!

Built in 2018

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4455933  |
| Price      | \$594,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,809                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8171 226 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7G7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 4                                                                                                                             |
| Has Suite         | Yes                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone, Vinyl                                     |
| Foundation        | Concrete Perimeter                                     |

### School Information

|            |               |
|------------|---------------|
| Elementary | LaPerle       |
| Middle     | Michael Phair |
| High       | Jasper Place  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 58             |
| HOA Fees       | 117.04              |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 8th, 2025 at 4:32am MDT