

\$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 | 3 |
| Zoning | Zone 58 |
| HOA Fees | 117.04 |
| HOA Fees Freq. | Annually |

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Listing information last updated on September 7th, 2025 at 11:02am MDT