

\$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	11
Zoning	Zone 58
HOA Fees	117.04
HOA Fees Freq.	Annually

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 September 15th, 2025 at 4:18pm MDT