

## \$649,900 - 8405 228a Street, Edmonton

MLS® #E4424943

### \$649,900

4 Bedroom, 4.00 Bathroom, 2,176 sqft  
Single Family on 0.00 Acres

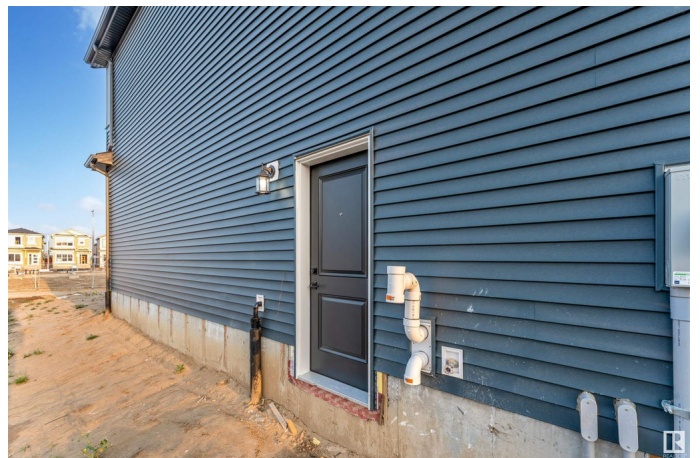
Rosenthal (Edmonton), Edmonton, AB

This stunning two-storey detached single-family home combines modern design with functional living spaces, perfect for families seeking comfort and convenience. The home features an open-to-below concept, creating a spacious and airy ambiance. The main floor offers a thoughtfully designed layout, including a versatile bedroom with a full washroom, a stylish extended kitchen, a convenient spice kitchen, and a separate side entrance to the basement, ideal for future customization. Upstairs, the property boasts two luxurious master bedrooms, each with its own walk-in closet and en-suite bathroom, alongside a regular bedroom, an additional full bathroom, and a bonus room tailored for kids' activities or family recreation. Situated in a prime location, this home provides unparalleled access to essential amenities, including shopping just 2 minutes away. This property seamlessly blends modern living with accessibility, making it a perfect choice for families.

Built in 2025

### Essential Information

MLS® #	E4424943
Price	\$649,900
Bedrooms	4



Bathrooms	4.00
Full Baths	4
Square Footage	2,176
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8405 228a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A3

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 9th, 2025  
Days on Market 34  
Zoning Zone 58  
HOA Fees 210  
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 April 11th, 2025 at 11:02pm MDT