

## \$629,900 - 8414 228a Street, Edmonton

MLS® #E4451026

**\$629,900**

4 Bedroom, 4.00 Bathroom, 2,234 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

**\*\*ROSENTHAL\*\*SIDE ENTRY\*\*SPICE KITCHEN\*\*OPEN TO BELOW\*\*MAIN FLOOR**

**BED/OFFICE & FULL BATH\*\***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.

Built in 2024

### Essential Information

MLS® # E4451026

Price \$629,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,234                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8414 228a Street     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4A3              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| 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, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Stone, Vinyl                                                |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 13               |
| 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 August 15th, 2025 at 7:47pm MDT