# \$619,900 - 8219 227 Street, Edmonton

MLS® #E4442066

## \$619,900

3 Bedroom, 3.00 Bathroom, 1,765 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Thrive 22 by award-winning Cantiro Homesâ€"a haven for the modern family. Situated on a rare double-wide lot beside the GREENWAY in west Edmonton's desirable Rosenthal, this 3-bed, 3-bath home balances space, comfort, and flexibility. The main floor offers a full bath and denâ€"ideal for guests, multigenerational living, or a home office. The open layout connects the living room, dining area, and kitchenâ€"perfect for prepping meals or helping kids learn to cook. Upstairs, large secondary bedrooms with walk-in closets give teens room to grow, while the rear family room is perfect for movie nights. Enjoy the convenience of upper laundry and stylish iron spindle railing. Flooded with natural light from 6 extra side windows, plus a SIDE ENTRY for future basement development. All just steps to Rosenthal's trails, spray park, and playgroundsâ€"a community built for connection.

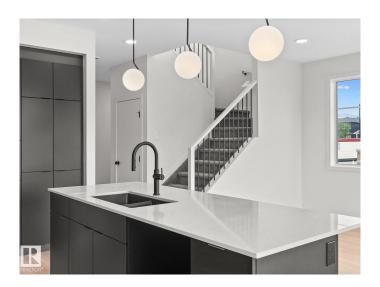
Built in 2025

## **Essential Information**

MLS® # E4442066 Price \$619,900

Bedrooms 3

Bathrooms 3.00







Full Baths 3

Square Footage 1,765 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8219 227 Street

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 4N5

## **Amenities**

Amenities Ceiling 9 ft., See Remarks, HRV System

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 58

Zoning Zone 58

HOA Fees 210

HOA Fees Freq. Annually

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