Courtesy Of Lidiya Horin Of Mozaic Realty Group

$749,000 - 8130 226a Street, Edmonton

MLS® #E4449583

$749,000
5 Bedroom, 3.50 Bathroom, 2,308 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Beautiful 2,300+ sq. ft. home in Rosenthal with Legal Basement Suite! This bright and spacious 4-bedroom, 2.5-bath home features an open-concept main floor with a modern kitchen, dining area with deck access, and a cozy living room. Upstairs offers a large primary bedroom with a walk-in closet and 5-piece ensuite, plus three additional bedrooms. A separate side entrance leads to the fully finished legal basement suite with 1 bedroom, 1 full bath, and a bright living areaâ€”ideal for spacious family or rental income. Enjoy the fully fenced yard, large deck, and double attached garage. Located steps from trails, parks, and playgrounds in a family-friendly neighborhood.

Built in 2023

Essential Information

MLS® #	E4449583
Price	$749,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.00
Year Built	2023

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8130 226a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S8

Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
Zoning	Zone 58

HOA Fees	115.5
HOA Fees Freq.	Annually

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