

## \$628,800 - 8011 228 Street, Edmonton

MLS® #E4418972

**\$628,800**

3 Bedroom, 2.50 Bathroom, 1,934 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

BRAND NEW Homes by Avi home, invites you to amenity-rich community of ROSENTHAL! Introducing the "HALLADAY" model. An exceptional 2 storey home on PIE SHAPED LOT w/upscale design that bursts warmth & inviting appeal! Features DBLE ATTACHED GARAGE w/walk-thru access to mud room/pantry & SEPARATE SIDE ENTRANCE for future basement development (9' walls/rough-ins). Showcases 3 spacious bedrooms each w/WIC's, open-to-below upper-level loft style family room & convenient upper-level laundry room. Welcoming foyer with front flex room (great space for home office) is complimented by luxury vinyl plank flooring, large windows for array of natural light & electric fireplace w/tile surround/mantle in great room. Heart of home is its amazing kitchen that boasts abundance of cabinets w/quartz countertops, eat-on centre island w/silgranit sink, matte black hardware package & spacious dinette that overlooks private back yard. Owners'™ suite is accented w/spa inspired 5-piece ensuite w/dual sinks, soaker tub & WIC. A++



Built in 2025

### Essential Information

MLS® # E4418972

Price \$628,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,934
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8011 228 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4B4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	La Perle School
Middle	Michael Phair School
High	Jasper Place High School

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	110
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on May 13th, 2025 at 7:02pm MDT