

\$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

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 23rd, 2025 |
| Days on Market | 98 |
| Zoning | Zone 58 |
| HOA Fees | 120 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 30th, 2025 at 11:17pm MDT