

## \$489,900 - 8108 228 Street, Edmonton

MLS® #E4449278

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Metro Shift 18 by award winning Cantiro Homes! This rear laned, single family home offers even more space and versatility, including SIDE ENTRY and ROUGH-INS for future basement suite income potential. The expansive open concept main floor includes a spacious kitchen, dining, and living area – perfect for family living and entertaining. Additional features include: 9ft foundation, Craftsman elevation, Linen colorboard. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449278               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,356                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8108 228 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X8              |

## Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Ceiling 9 ft., See Remarks, HRV System |
| Parking   | Parking Pad Cement/Paved               |

## 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 | Back Lane, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 58         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 20th, 2025 at 8:02am MDT