

## \$550,000 - 8132 225 Street, Edmonton

MLS® #E4460509

**\$550,000**

3 Bedroom, 2.50 Bathroom, 2,010 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover comfort, style, and convenience in this beautifully designed 3-bedroom, 2.5-bathroom home located in the sought-after community of Rosenthal. Perfectly blending modern finishes with functional living, this property offers everything your family needs. Highlights include. Spacious open-concept floor plan with natural light throughout. Bonus room with built-in speakers – perfect for movie nights or entertaining. Quartz countertops & high-end finishes for a sleek, double vanity en-suite with soaker tub and stand-shower add modern feel. Air conditioning for year-round comfort. Large deck ideal for summer BBQs and outdoor living. Upstairs laundry for added convenience. This home is positioned in a growing area of West Edmonton. The future LRT station and one of the city's largest recreation centers (under construction) will be just minutes away, adding unbeatable convenience and value to this location. Stylish design, thoughtful upgrades, and unbeatable location.

Built in 2016

### Essential Information

MLS® # E4460509

Price \$550,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,010                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8132 225 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7G6              |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Stories           | 2                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 58           |
| HOA Fees       | 110               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 15th, 2025 at 7:47am MDT