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

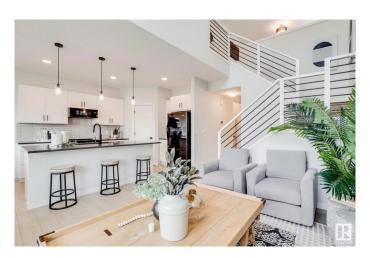
MLS® #E4418972

### \$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 100

Zoning Zone 58

HOA Fees 120

HOA Fees Freq. Annually

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