

## \$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	1
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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