# \$639,900 - 8219 227 Street, Edmonton

MLS® #E4442066

#### \$639,900

3 Bedroom, 3.00 Bathroom, 1,765 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Thrive 22 by award-winning Cantiro Homesâ€"a haven for the modern family. Situated on a rare double-wide lot beside the GREENWAY in west Edmonton's desirable Rosenthal, this 3-bed, 3-bath home balances space, comfort, and flexibility. The main floor offers a full bath and denâ€"ideal for guests, multigenerational living, or a home office. The open layout connects the living room, dining area, and kitchenâ€"perfect for prepping meals or helping kids learn to cook. Upstairs, large secondary bedrooms with walk-in closets give teens room to grow, while the rear family room is perfect for movie nights. Enjoy the convenience of upper laundry and stylish iron spindle railing. Flooded with natural light from 6 extra side windows, plus a SIDE ENTRY for future basement development. All just steps to Rosenthal's trails, spray park, and playgroundsâ€"a community built for connection. Photos are for representation only. Finishes and colours may vary.



Built in 2025

#### **Essential Information**

MLS® #	E4442066
Price	\$639,900
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,765
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	8219 227 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4N5

#### Amenities

AmenitiesCeiling 9 ft., See Remarks, HParkingDouble Garage Attached

Interior

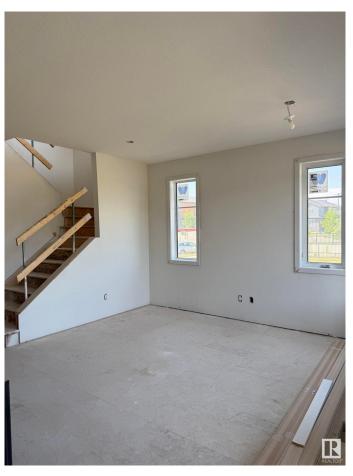
Interior Features Appliances Heating Stories Has Basement Basement ensuite bathroom Dishwasher-Built-In, Microwa Forced Air-1, Natural Gas 2 Yes Full, Unfinished

## Exterior

Exterior

Exterior Features

Roof Construction Foundation Wood, Vinyl Playground Nearby, Public See Remarks Asphalt Shingles Wood, Vinyl Concrete Perimeter





## **Additional Information**

Date ListedJune 12th, 2025Days on Market51ZoningZone 58HOA Fees210HOA Fees Freq.Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 11:47am MDT