

## \$539,700 - 8123 228 Street, Edmonton

MLS® #E4436021

**\$539,700**

3 Bedroom, 2.50 Bathroom, 1,528 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Introducing the "SASHA" by Master Home Builder HOMES BY AVI. Exceptional new construction with all the bells & whistles for comfort living in the heart of Rosenthal. Highly sought after floor plan features 3 bedrooms, 2.5 bath, upper-level loft style family room & laundry closet PLUS main level pocket office & SEPARATE SIDE ENTRANCE for future basement development (possible future legal basement suite). Home showcases 9'™ ceiling height on main floor & basement & rear 18' x 22' detached garage w/ full length driveway. Kitchen boasts pot & pan drawers, centre island, granite countertops throughout, chimney hood fan & builder appliance allowance. Back mudroom & 2 pc powder room off amazing open concept great room. Private ensuite is complimented by large WIC & luxurious 4 pc ensuite with Jack & Jill sinks. 2 add'l™ jr rooms & 4 pc bath. EXTRAORDINARY HOME built by EXTRAORDINARY BUILDER! Welcome Home!

Built in 2025

### Essential Information

MLS® #	E4436021
Price	\$539,700
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8123 228 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	La Perle School
Middle	Michael Phair School
High	Jasper Place High School

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	83
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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