

## \$499,500 - 8712 224 Street, Edmonton

MLS® #E4460483

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Experience refined living in this beautifully designed Coventry Home with SEPARATE ENTRANCE and double attached garage. 9' ceilings on the main floor create a bright, open feel throughout. The kitchen combines style and function with quartz countertops, sleek cabinetry, and a spacious walk-through pantry. Its open design flows into the dining area and Great Room, making it the perfect space to gather with family and friends. A half bath completes the main floor. Upstairs, unwind in the primary suite featuring a 4pc ensuite with double sinks, a walk-in shower, and a generous walk-in closet. Two additional bedrooms, a full bath, laundry, and a versatile bonus room complete the second level. Built with Coventry's signature craftsmanship and backed by the Alberta New Home Warranty Program, this home delivers style, function, and peace of mind. \*Home is under construction. Photos are of a similar home and may include virtual staging; finishings may vary\*

Built in 2025

### Essential Information

MLS® # E4460483

Price \$499,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,688                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8712 224 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y5              |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 58           |
| HOA Fees       | 100               |
| HOA 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 November 5th, 2025 at 2:47pm MST