

## \$544,900 - 8144 225 Street, Edmonton

MLS® #E4433803

**\$544,900**

3 Bedroom, 2.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautiful Dolce Vita 2015 built home in the desirable community of Rosenthal. This unique open concept floor plan features a large front entry with tile flooring & accesses the basement, laundry/mudroom & double attached insulated garage. The main floor has a large kitchen & eating area with a huge granite island, SS appliances, corner pantry, an abundance of cupboard & counter space & a garden door leading onto the back deck. The living room is open to the kitchen & has a gas fireplace & large windows letting in the warmth of natural light. The upper level has 2 spacious bedrms, a flex space & a 4 piece bathrm. The primary bedroom has a large walk in closet & a 5 piece ensuite with a soaker tub, glass shower & his & her sinks. The basement is framed for an additional bedroom, bathroom, rec and storage room with wiring completed. Additional highlights of this home include, central A/C, soft close kitchen cabinets, main floor laundry, gas hook up for BBQ & a fully fenced & landscaped yard.

Built in 2015

### Essential Information

MLS® # E4433803

Price \$544,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,777                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8144 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, Exterior Walls-2"x6", Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 58          |

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Listing information last updated on May 2nd, 2025 at 7:03pm MDT