

# \$620,000 - 8149 226a Street, Edmonton

MLS® #E4433940

**\$620,000**

5 Bedroom, 4.00 Bathroom, 1,724 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This two-story home offers 5 bedrooms, 4 bathrooms, a fully finished basement with a legal suite, and a detached double garage. The main floor includes a kitchen, living room, dining room, one bedroom, and a full bathroom. Upstairs, you'll find three spacious bedrooms and a shared bath, with the primary bedroom featuring a walk-in closet and ensuite. The basement legal suite has a separate entrance, providing added convenience. Located close to schools, shopping, and amenities, with quick access to the Henday.



8149 226A St NW, Edmonton, AB

Main Floor Exterior Area 82.56 m<sup>2</sup>  
Interior Area 75.99 m<sup>2</sup>



0 1 2 m

PREPARED: 20250424

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2022

## Essential Information

MLS® #	E4433940
Price	\$620,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,724
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

8149 226A St NW, Edmonton, AB

2nd Floor Exterior Area 77.56 m<sup>2</sup>  
Interior Area 71.32 m<sup>2</sup>  
Excluded Area 0.85 m<sup>2</sup>



0 1 2 m

PREPARED: 20250424

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## Community Information

Address	8149 226a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S7

## Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 58

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Listing information last updated on May 3rd, 2025 at 7:32am MDT