

# \$499,600 - 8123 228 Street, Edmonton

MLS® #E4436021

## \$499,600

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 home 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. 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      | \$499,600 |
| Lease Rate | \$712     |
| 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   | Parking Pad Cement/Paved                                                                                          |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | ensuite bathroom                   |
| Appliances        | 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                174  
Zoning                              Zone 58  
HOA Fees                         120  
HOA Fees Freq.                Annually

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