

## \$582,800 - 8019 228 Street, Edmonton

MLS® #E4449643

**\$582,800**

3 Bedroom, 2.50 Bathroom, 1,684 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Introducing the "WHITEMORE" by Master Home Builder HOMES BY AVI. MOVE-IN-READY HOME with exquisite design on pie shaped lot in the heart of Rosenthal. Highly sought after floor plan features 3 bedrooms, 2.5 bath, upper-level loft style family room & full size upper-level laundry room. SEPARATE SIDE ENTRANCE for future basement development (possible future legal basement suite). Home showcases 9'™ ceiling height on main floor & basement, electric fireplace w/mantle, iron railing spindles, matte black hardware package, luxury vinyl plank flooring & walk-thru pantry/mudroom to double garage. Kitchen boasts pot & pan drawers, centre island, quartz countertops throughout & robust builder appliance allowance. Welcoming foyer with convenient front powder room. Private ensuite is complimented by large WIC & luxurious 5 pc ensuite with Jack & Jill sinks, soaker tub & shower. 2 add'l jr rooms & 4 pc bath. EXTRAORDINARY HOME built by EXTRAORDINARY BUILDER! Welcome Home!



Built in 2025

### Essential Information

MLS® #	E4449643
Price	\$582,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,684
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8019 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, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	48
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on September 11th, 2025 at 1:32pm MDT