

## \$639,900 - 8219 227 Street, Edmonton

MLS® #E4442066

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Thrive 22 by award-winning Cantiro Homes—a haven for the modern family. Situated on a rare double-wide lot beside the GREENWAY in west Edmonton—™s desirable Rosenthal, this 3-bed, 3-bath home balances space, comfort, and flexibility. The main floor offers a full bath and den—ideal for guests, multigenerational living, or a home office. The open layout connects the living room, dining area, and kitchen—perfect for prepping meals or helping kids learn to cook. Upstairs, large secondary bedrooms with walk-in closets give teens room to grow, while the rear family room is perfect for movie nights. Enjoy the convenience of upper laundry and stylish iron spindle railing. Flooded with natural light from 6 extra side windows, plus a SIDE ENTRY for future basement development. All just steps to Rosenthal—™s trails, spray park, and playgrounds—a community built for connection. Photos are for representation only. Finishes and colours may vary.

Built in 2025

### Essential Information

MLS® # E4442066

Price \$639,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,765
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8219 227 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4N5

### Amenities

Amenities	Ceiling 9 ft., See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
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, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 58
HOA Fees	210
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 June 16th, 2025 at 12:17pm MDT