

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

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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, H |
| Parking   | Double Garage Attached        |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | ensuite bathroom               |
| Appliances        | Dishwasher-Built-In, Microwave |
| Heating           | Forced Air-1, Natural Gas      |
| Stories           | 2                              |
| Has Basement      | Yes                            |
| Basement          | Full, Unfinished               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Playground Nearby, Public<br>See Remarks |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 58         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 9:47am MDT