

\$509,600 - 8123 228 Street, Edmonton

MLS® #E4436021

\$509,600

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 construction 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	\$509,600
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 146
Zoning Zone 58
HOA Fees 120
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 October 4th, 2025 at 10:47pm MDT