

\$685,000 - 8119 222 Street, Edmonton

MLS® #E4440428

\$685,000

2 Bedroom, 2.50 Bathroom, 1,319 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained and thoughtfully upgraded bungalow in Rosenthal, offering 2 beds plus den, 2.5 baths, a finished basement, and an attached double garage. The airy main floor features vaulted ceilings over the living and dining spaces, a stunning white kitchen with quartz counters, stainless steel appliances, a corner pantry, and sun-enhancing solar tubes in the kitchen and laundry. The primary suite offers a walk-in closet and 4pc ensuite, while a bright den, laundry, and 2pc bath complete the level. Downstairs you'll find a generous rec room, family room, bedroom, 4pc bath, and excellent storage space. Exceptional upgrades include 20 solar panels and rear window privacy film to cut energy costs, a water softener, garage heater, and gemstone exterior lighting. Outside, enjoy the gorgeous, landscaped yard with a deck, patio, and gazebo. Perfectly situated in a pretty cul-de-sac with easy access to multi-use trails, shopping, the Whitemud, and Henday, this gem is a rare find.

Built in 2020

Essential Information

MLS® #	E4440428
Price	\$685,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	8119 222 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7M6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Gazebo, Patio, Vinyl Windows, HRV System, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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