

## \$549,500 - 8716 224 Street, Edmonton

MLS® #E4465100

**\$549,500**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Step into modern elegance with this Coventry Homes masterpiece, complete with a SEPARATE ENTRANCE. From the moment you walk in, 9'™ ceilings and thoughtful design create a sense of space and sophistication. The open-concept kitchen blends function and beauty with quartz countertops, upgraded cabinetry, and a stylish tile backsplash – the perfect place to gather, cook, and connect. The inviting great room flows effortlessly into the dining area, ideal for sharing meals and making memories. Upstairs, retreat to your serene primary suite featuring a spa-inspired ensuite with dual sinks, a soaker tub, stand-up shower, and walk-in closet. Two additional bedrooms, a full bath, versatile bonus room, and upper-floor laundry offer comfort for everyday living. Built with care and backed by the Alberta New Home Warranty Program. \*Home is under construction; photos are not of actual home, some finishings may vary, some photos are virtually staged\*

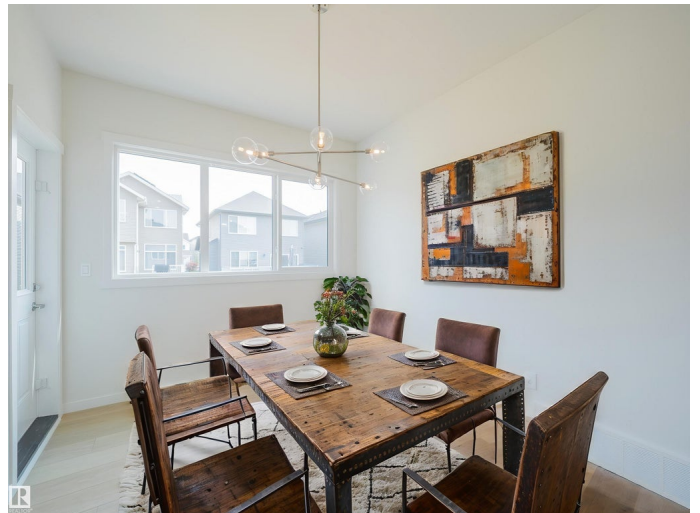
Built in 2025

### Essential Information

MLS® # E4465100

Price \$549,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8716 224 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y5              |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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 |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 58            |
| HOA Fees       | 150                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 7th, 2025 at 10:17pm MST