

## \$582,800 - 8124 230 Street, Edmonton

MLS® #E4428261

**\$582,800**

3 Bedroom, 3.00 Bathroom, 1,815 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Introducing the "Bryson" by master builder, HOMES BY AVI. Exceptional 2 storey home in the heart of amenity-rich community of Rosenthal. Inviting appeal situated on PIE SHAPED LOT featuring, SEPARATE SIDE ENTRANCE (for future basement development), front DOUBLE GARAGE w/remotes & control. Showcases 3 spacious bedrooms, main-level 3pc bath & flex room (great space to work from home), upper-level loft style family room & convenient full sized laundry room. Welcoming foyer transitions to open concept great room complimented by luxury vinyl plank flooring, electric f/p & large windows for array of natural light. Heart of home is its amazing kitchen that boasts abundance of cabinets w/quartz countertops, eat-on centre island, pantry, spacious dinette & generous appliance allowance. Owners' suite is accented with spa inspired 5-piece ensuite with dual sinks, soaker tub, private glass shower/stall & WIC. 2 junior rooms each with WIC's & 4 pc bath. Landscaping gift card, PLUS 2 faux wood blinds package. AMAZING!



Built in 2025

### Essential Information

MLS® #	E4428261
Price	\$582,800

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,815
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8124 230 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7Y1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot, Partially Fenced
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	March 31st, 2025
Days on Market	17
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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