

## \$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.

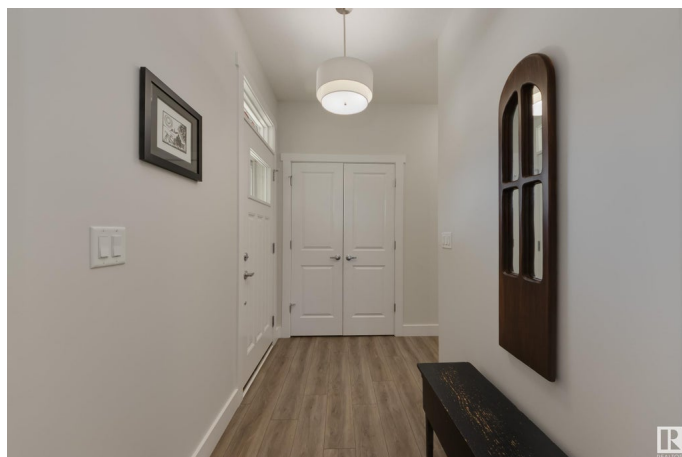
The airy main floor features vaulted ceilings over the living and dining spaces, a stunning white kitchen with quartz counters, stainless steel appliances, a corner pantry, and sun-enhancing solar tubes in the kitchen and laundry. The primary suite offers a walk-in closet and 4pc ensuite, while a bright 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	4
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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Listing information last updated on June 9th, 2025 at 6:47pm MDT