

## \$599,800 - 8124 230 Street, Edmonton

MLS® #E4428261

**\$599,800**

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	\$599,800

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	124
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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