



Edmonton

Rosenthal (Edmonton)

LP: \$675,000

8111 222 ST NW

T5T 7M6

SP:

M

Listing ID #E4501032

Building TypeHalf Duplex

StyleBungalow

Year Built2019

Full Baths2

Half Baths1

Total Baths2.1

Tot Flr AG SqFt1,394.69

Sold Date

Bedrooms Above1

Bedrooms Total2

BasementFull

Basement DevFully Finished

Tot Flr AG SqM129.57

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Situated at the end of a quiet and private cul-de-sac in Rosenthal, this impeccably maintained half duplex offers over 2,535 sq ft of thoughtfully designed living space, including the largest floorplan on the street. Gorgeous curb appeal, landscaping and a welcoming community with exceptional pride of ownership create an inviting first impression. The bright open-concept main floor features stunning matte hardwood, Hunter Douglas blinds, a versatile den, 2-pc bath, and a spacious white kitchen with quartz counters, a large island, pantry, and quality stainless appliances. Relax by the gas fireplace or step outside to the sunny south-facing deck with a quality Natural Light patio cover. The primary retreat offers a spacious ensuite with Ella walk-in tub and large walk-in closet. A finished bsmt provides flexible space for family/guests with a large rec room, bedroom, full bath, and huge storage room. Complete with main floor laundry and a double att garage this quality home is ready for your next chapter.

Directions

Living Room	4.51 x 4.68	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.94 x 3.46	M	Bedroom 4			1	2	M	No	Main		
Kitchen	2.66 x 4.64	M	Laundry Room	2.04 x 3.13	M	2	5	M	Yes	Upper		
Family Room	5.46 x 9.31	L	Storage Room	8.52 x 6.79	L	3	4	L	No	Above Grd		
Den	2.71 x 3.34	M				4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.92 x 4.24	M				6				Tot Flr AG	129.57	1,394.69
Bedroom 2	3.82 x 5.14	L				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Stone, Vinyl	Garage Suite	
Flooring	Carpet, Ceramic Tile, Hardwood	Garden Suite	
Features	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, HRV System	Lot Shape	Pie Shaped
		Lot Size SqM	545.15
		Zoning	
		Tax Amount	\$5,941.50 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, TV Wall Mount	Goods Excl	Freezer, alkalinity machine in primary ensuite

Site Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby	Warranty	
		Fireplace	Yes
		FP Fuel	Gas
		FP Type	See Remarks
		HOA Y/N	Yes
		HOA Fee/Schd	\$115.50 / Annually
		HOA Fee Incls	See Remarks
Parking	Double Garage Attached		

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			