

## \$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 | 126              |
| Zoning         | Zone 58          |
| HOA Fees       | 120              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 3rd, 2025 at 11:32pm MDT