

## \$599,900 - 8276 229 Street, Edmonton

MLS® #E4435792

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,250 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

### IMMEDIATE POSSESSION AVAILABLE!

Welcome to the Entertain Impression 24 by award winning builder Cantiro Homes, built in the vibrant west Edmonton community of Rosenthal. This east-facing 3 beds, 2.5 baths home features a Prairie style exterior and is designed for those who love to host with style and ease. At the heart of the main floor is a central kitchen with an oversized island – perfect for prepping meals while staying connected with guests. A large, dedicated dining area makes dinner parties effortless. Upstairs, a bonus recreation room offers space for movie nights, game days, or spot for the kids to unwind. The 2nd floor is complete with 3 bedrooms, including a spacious primary suite with walk-in closet and ensuite. This home includes standout upgrades including glass wall and rail that add a modern flair and openness, as well as a linear tile fireplace which anchors the main living area. Whether you're hosting a formal dinner or casual get together, this home is built to make a lasting impression

Built in 2024

### Essential Information

MLS® #	E4435792
Price	\$599,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,250
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8276 229 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7N7

### Amenities

Amenities	Ceiling 9 ft., HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                7  
Zoning                              Zone 58  
HOA Fees                         210  
HOA Fees Freq.                Annually

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Listing information last updated on May 17th, 2025 at 7:17pm MDT