

## \$599,900 - 8128 230 Street, Edmonton

MLS® #E4454818

**\$599,900**

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. Sought after design with back deck & BBQ gas line. 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, iron spindled railing & matte black hardware package. 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. Exceptional home by Exceptional builder. Welcome Home.



Built in 2025

### Essential Information

MLS® # E4454818

Price \$599,900

|                |                        |
|----------------|------------------------|
| 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     | 8128 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., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                      |
| Parking        | Double Garage Attached                                                                                                                                                                                                 |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Insert, Mantel                                                    |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | 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    | August 27th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 58           |
| HOA Fees       | 120               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 4th, 2025 at 9:33pm MDT