

## \$639,800 - 8136 230 Street, Edmonton

MLS® #E4463365

**\$639,800**

4 Bedroom, 3.00 Bathroom, 2,068 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Introducing the "HEMSWORTH" by Master Home Builder HOMES BY AVI. Exceptional new home with all the bells & whistles for comfort living in the heart of Rosenthal. Highly sought after floor plan features 4 bedrooms, 3 bathrooms (FULL BEDROOM & 4PC BATH ON MAIN LEVEL), upper-level loft style family room & laundry room PLUS & SEPARATE SIDE ENTRANCE for future basement development (possible future legal basement suite). West backing home includes deck w/BBQ gas line on PIE LOT. Home showcases 9'™ ceiling height on main floor & basement with breathtaking OPEN TO BELOW great room showcasing stunning window wall & electric fireplace. Chef's kitchen boasts pot & pan drawers, centre island, granite countertops throughout, chimney hood fan, walk-thru pantry & robust builder appliance allowance. Luxurious private ensuite off spacious owners retreat, complete with soaker tub, glass shower, dual sinks & walk-thru WIC. Upper-level jr rooms each have WIC's. This home is OUTSTANDING & perfect for multigenerational living.



Built in 2025

### Essential Information

MLS® # E4463365

Price \$639,800

|                |                        |
|----------------|------------------------|
| Lease Rate     | \$8                    |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,068                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8136 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, Brick, Vinyl                                                                                              |
| Exterior Features | No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Brick, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | La Perle School          |
| Middle     | Michael Phair School     |
| High       | Jasper Place High School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 58            |
| HOA Fees       | 120                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 1st, 2025 at 2:02pm MDT