

## \$875,000 - 8166 222a Street, Edmonton

MLS® #E4439794

**\$875,000**

3 Bedroom, 2.50 Bathroom, 2,425 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing Former Show Home! This Pacesetter built home was built elegantly with a ton of upgrades. As you enter you feel the warmth this home has to offer, with the HW flooring leading into the open concept LR, DR and Kitchen. The kitchen is spacious with an eating area, butlers kitchen in the walk in pantry and high end appliances. The upper level boasts 3 great size rooms and a bonus room for family movie nights. The primary bedroom is one of a kind with a walk-in closet, 5 pc ensuite and your own private coffee station area with wine fridge and sink. Outside you will find the landscaped backyard with generous size deck for those hot summer days, attached double garage and even Central Air Conditioning. This home is fully furnished with all the show home furniture included. Come see this amazing home today!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439794  |
| Price          | \$875,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,425     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2018                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8166 222a Street     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H9              |

### Amenities

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                        |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Insert, Tile Surround                                                                                                                                               |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                    |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025

Days on Market                61

Zoning                            Zone 58

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Listing information last updated on August 1st, 2025 at 7:47pm MDT