

## \$625,000 - 8708 223 Street, Edmonton

MLS® #E4447809

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Beautifully maintained two-storey home backing onto walking trail. This home offers the perfect blend of style, functionality and comfort. With 1712 Sq Ft of thoughtfully designed above grade living space, this home features stunning ceilings, stylish feature walls, an abundance of windows, luxury vinyl plank & A/C. The main floor welcomes you with an open concept layout, a bright spacious living room with stone fireplace & a stylish kitchen with modern finishes including quartz counter tops, SS appliances, large island, pantry & sleek backsplash. Main floor laundry! Upstairs you will find a bonus area & 3 generously sized bedrooms with the primary bedroom offering a private ensuite & walk in closet. The 600 SF LEGAL BASEMENT SUITE offers a one bedroom self contained unit with separate entrance - perfect for rental income or guest accommodations. Enjoy summer nights relaxing on your composite deck or head out for a walk with direct access to walking paths. Close to the Future Rec centre and school

Built in 2020

### Essential Information

MLS® # E4447809

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8708 223 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7L6              |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                       |
| Has Suite         | Yes                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Stone, Vinyl                                                |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 58         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 3:32am MDT