

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

MLS® #E4447809

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,711 sqft  
Single Family on 0.00 Acres

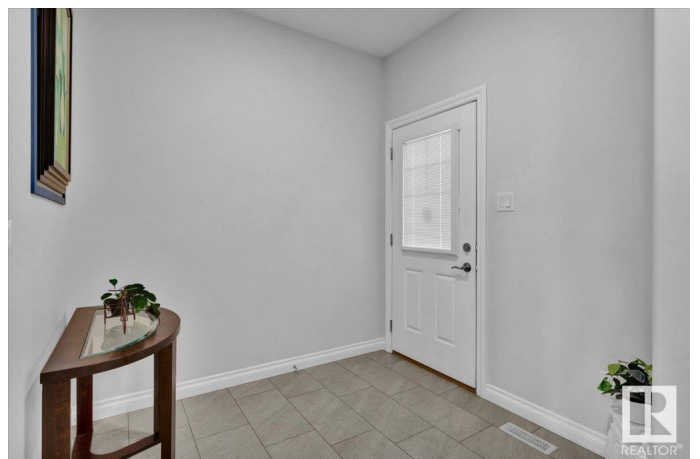
Rosenthal (Edmonton), Edmonton, AB

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, 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
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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	40
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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Listing information last updated on August 24th, 2025 at 3:47pm MDT