

## \$600,000 - 8719 223 Street, Edmonton

MLS® #E4457086

**\$600,000**

6 Bedroom, 4.00 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this 1778 sq/ft two-storey with LEGAL 2 BEDROOM SUITE, beautifully maintained and loaded with custom finishes. The main floor boasts 9 ft ceilings, luxury vinyl plank flooring, A/C, and abundant natural light. With 4 bedrooms and 3 full baths – including a full bedroom and bath on every level – ideal for large or growing families. The open layout leads to this showstopping kitchen with ceiling-height cabinets, quartz counters, a large functional island with slide-out drawers, walk in pantry, and upgraded SS appliances. Upstairs features a large bonus area, 3 beds with a stunning primary retreat with double vanity ensuite and massive walk-in closet. The fully legal, custom-designed 2-bedroom suite adds excellent income potential unlike any other property. An oversized rear garage and extra-large driveway provide ample parking, while quick highway access, tons of walking paths, and nearby amenities make this home a rare find!

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457086  |
| Price     | \$600,000 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,776                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8719 223 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7L6              |

### Amenities

|           |                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Hot Water Tankless, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Over Sized                                                                                              |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Furniture Included, Hood Fan, Stove-Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                    |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Fenced           |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter, Slab

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                55  
Zoning                              Zone 58  
HOA Fees                         110  
HOA Fees Freq.                Annually

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