

\$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 56
Zoning Zone 58
HOA Fees 110
HOA Fees Freq. Annually

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