

\$699,900 - 8708 223 Street, Edmonton

MLS® #E4433400

\$699,900

4 Bedroom, 3.50 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this stunning home built by Encore Master Builder (Mila model), perfectly situated backing onto green space and a walkway that leads to a park and future school. Thoughtfully upgraded from top to bottom, this home also features a fully legal basement suite & AC. The main boasts 9-foot ceilings and a bright, open-concept layout. The kitchen is well appointed with quartz countertops, a spacious corner pantry, and a 6.5-foot island with an eating bar. Garden doors from the dining area lead directly to the composite deck, which features aluminum railings, a gas BBQ hookup, and convenient access to the backyard. Upstairs, you'll find 2 generously sized bedrooms and a versatile loft area. The spacious primary includes a walk-in closet with dual doors and a luxurious ensuite featuring an oversized walk-in shower and dual-sink vanity. With its own separate entrance, the legal one-bedroom basement suite includes a stylish kitchen, living area, and 3-pc bath—perfect for extended family or rental income.

Built in 2020

Essential Information

MLS® # E4433400

Price \$699,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,712 |
| 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 1N1 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Smart/Program. Thermostat, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 58 |
| HOA Fees | 105 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 13th, 2025 at 5:32am MDT