

## \$665,900 - 8708 223 Street, Edmonton

MLS® #E4433400

**\$665,900**

4 Bedroom, 3.50 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

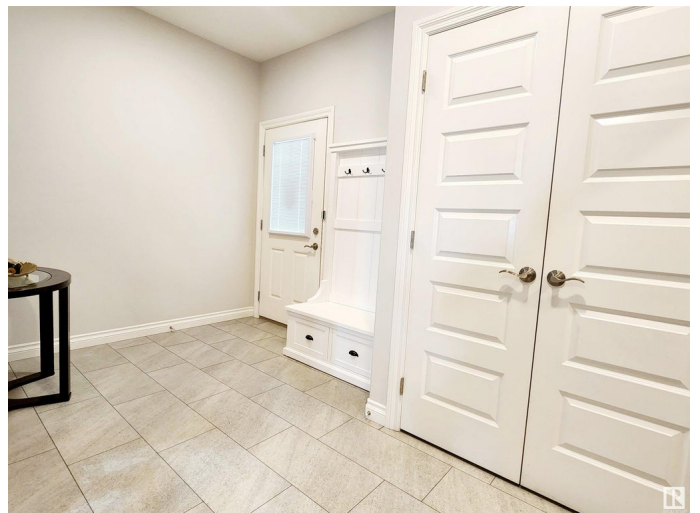
Welcome to this stunning home built by Encore Master Builder (Mila model), perfectly situated backing onto green space and a walkway that leads to a park and future school. Thoughtfully upgraded from top to bottom, this home also features a fully legal basement suite & AC. The main boasts 9-foot ceilings 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 \$665,900



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	43
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 June 13th, 2025 at 12:17am MDT