

## \$569,000 - 8636 223 Street, Edmonton

MLS® #E4434099

**\$569,000**

3 Bedroom, 2.50 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The perfect family home—bright, spacious, and beautifully designed in sought after Rosenthal! This 3-bed, 2048 sq.ft. gem offers an open layout ideal for everyday living & making memories. The chef-inspired kitchen features stylish cabinetry, a corner pantry, trendy backsplash, & a large quartz island that flows into the dining & living areas—perfect for family meals & entertaining. A quiet den/home office & a 2-pc powder rm complete the main floor. Upstairs, enjoy a cozy bonus rm for movie nights, convenient laundry room, 3 spacious bedrooms including a primary suite w/ walk-in closet & a 5-pc ensuite featuring a soaker tub & walk-in shower. Central A/C & a separate entrance (suite potential) add unbeatable value. Step outside to a backyard backing onto green space & walking trails—great for kids to play and explore. Ideally located near Whitemud, Henday, parks, playgrounds, shopping, dining & 5 MIN DRIVE FROM NEW SCHOOL OPENING IN SEPTEMBER—this home checks every box. Don't miss your chance!

Built in 2021

### Essential Information

MLS® # E4434099

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,048                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8636 223 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7L6              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, |

|              |   |
|--------------|---|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stone, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 46            |
| Zoning         | Zone 58       |
| HOA Fees       | 105           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on June 17th, 2025 at 5:02am MDT