\$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 â€" including a full bedroom and bath on every level â€" 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!

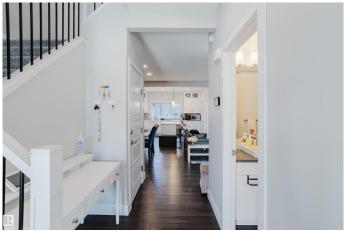
Built in 2020

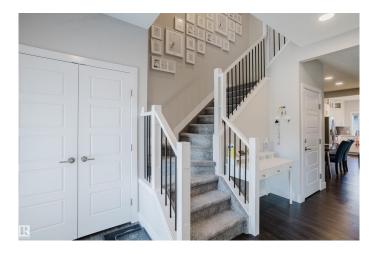
Essential Information

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 48

Zoning Zone 58

HOA Fees 110

HOA Fees Freq. Annually

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Listing information last updated on October 28th, 2025 at 7:47pm MDT