

## \$729,900 - 8708 223 Street, Edmonton

MLS® #E4433400

**\$729,900**

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 \$729,900



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	1
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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