

\$474,800 - 8603 223 Street, Edmonton

MLS® #E4465085

\$474,800

3 Bedroom, 2.50 Bathroom, 903 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This FULLY FINISHED bilevel by Lincolnberg Homes, has been CUSTOMIZED with NUMEROUS UPGRADES (\$40K) and will definitely appeal to FIRST TIME BUYERS, EMPTY NESTERS or FAMILIES with KIDS WANTING THEIR OWN SPACE! The main floor features a generous sized primary room with 3 PIECE ENSUITE and walk-in closet, MAIN FLOOR LAUNDRY, guest bathroom and an OPEN CONCEPT kitchen, dining and living room. The UPGRADED KITCHEN also features a lighting and appliance upgrade. Luxury vinyl plank runs throughout the entire home (NO CARPET). Customized staircase features wider and deeper treads and a larger landing. No wasted space in the lower level as it presents 2 more bedrooms, a full bathroom, family room and storage area with water softener. The YARD is METICULOUS and features ARTIFICIAL TURF in the back yard so you have more time to enjoy the deck and patio areas! Finishing off the home is a HEATED detached garage with EPOXY floors. PRIDE OF OWNERSHIP...A MUST SEE!



Built in 2021

Essential Information

MLS® # E4465085

Price \$474,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	903
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8603 223 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7L6

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Insulated Concrete Form

Additional Information

Date Listed	November 5th, 2025
Days on Market	11
Zoning	Zone 58
HOA Fees	100
HOA Fees Freq.	Annually



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