

## \$429,900 - 8818 223 Street, Edmonton

MLS® #E4428975

**\$429,900**

4 Bedroom, 3.50 Bathroom, 1,356 sqft  
Single Family on 0.00 Acres

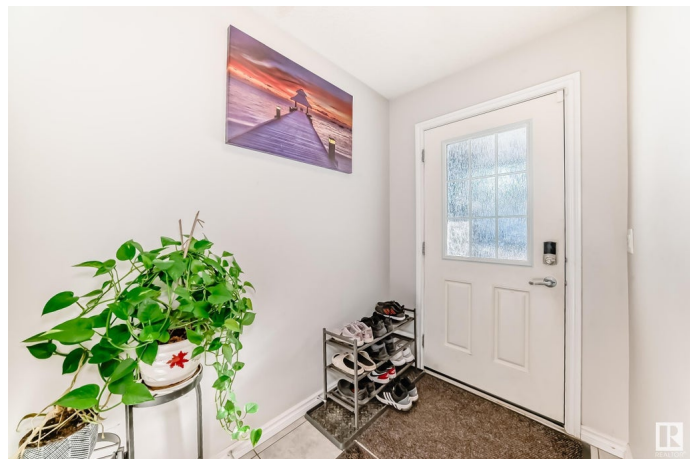
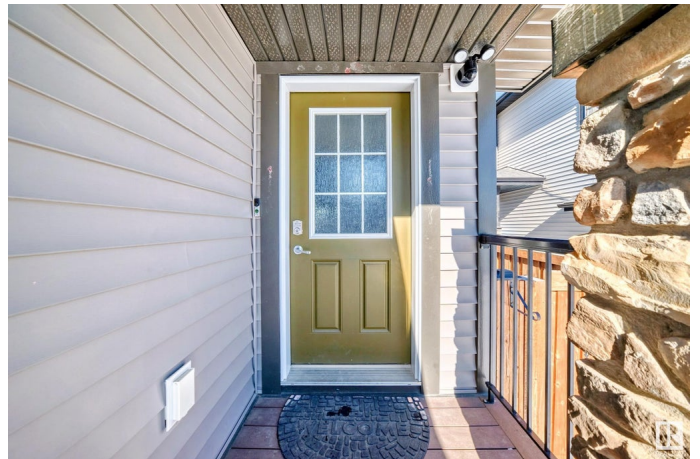
Rosenthal (Edmonton), Edmonton, AB

Charming Starter home with Endless Potential to this delightful 1356 Sqft half duplex ideal for first home buyer situated in one of the sought after community of Rosenthal. The main floor boast of spacious kitchen with lots of upgrades, gas stove, a convenient pantry seamlessly flowing in to dedicated dining, upgraded hood fan, undermount sink and stainless steel appliances, fireplace and water filter. The main floor ends with a half bath and leads to a oversize deck with gas plug which makes your summer BBQ convenient. Upstairs you can find a big master bed with 4pc ensuite bath and other two decent size bed rooms with 4 pcs common bathroom and ensuite laundry. A fully finished basement with in Law suit with SEPARATE ENTRANCE, offers kitchen area, living and a bedroom. Step a way from upcoming Lewis Farm Rec Centre, transit, shopping, playground. Close to Anthony Henday and Whitemud Drive. A must see starter home!

Built in 2018

### Essential Information

MLS® #	E4428975
Price	\$429,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8818 223 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H2

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      1

Zoning                 Zone 58

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Listing information last updated on April 4th, 2025 at 6:02pm MDT