

## \$439,000 - 8812 223 Street, Edmonton

MLS® #E4442607

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautiful half duplex located in the highly sought-after Rosenthal community in West Edmonton! Featuring 3 spacious bedrooms and 2.5 bathrooms, this home offers the perfect blend of comfort and functionality for families or first-time buyers. Enjoy the convenience of a single attached garage, ideal for year-round parking and storage. The open-concept main floor boasts modern finishes, ample natural light, and seamless flowâ€”perfect for entertaining or relaxing. Step outside to a gorgeous backyard complete with a deck, perfect for summer BBQs, morning coffee, or watching the kids play.

Built in 2018

### Essential Information

MLS® #	E4442607
Price	\$439,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	2018
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8812 223 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H2

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	28
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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