

## \$430,000 - 8812 223 Street, Edmonton

MLS® #E4442607

**\$430,000**

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          | \$430,000     |
| 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 | 65              |
| Zoning         | Zone 58         |
| HOA Fees       | 120             |
| HOA Fees Freq. | Annually        |

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