

\$595,000 - 8636 223 Street, Edmonton

MLS® #E4434099

\$595,000

3 Bedroom, 2.50 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The perfect family home—bright, spacious, and beautifully designed in sought after Rosenthal! This 3-bed, 2048 sq.ft. gem offers an open layout ideal for everyday living & making memories. The chef-inspired kitchen features stylish cabinetry, a corner pantry, trendy backsplash, & a large quartz island that flows into the dining & living areas—perfect for family meals & entertaining. A quiet den/home office & a 2-pc powder rm complete the main floor. Upstairs, enjoy a cozy bonus rm for movie nights, convenient laundry room, 3 spacious bedrooms including a primary suite w/ walk-in closet & a 5-pc ensuite featuring a soaker tub & walk-in shower. Central A/C & a separate entrance (suite potential) add unbeatable value. Step outside to a backyard backing onto green space & walking trails—great for kids to play and explore. Ideally located near Whitemud, Henday, parks, playgrounds, top schools, shopping, & dining—this home checks every box. A rare opportunity in a sought-after community—don't miss your chance!

Built in 2021

Essential Information

MLS® # E4434099

Price \$595,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,048 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 8636 223 Street |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7L6 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, |

| | |
|--------------|---|
| | Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 11 |
| Zoning | Zone 58 |
| HOA Fees | 105 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 13th, 2025 at 5:02pm MDT