

## \$569,000 - 8636 223 Street, Edmonton

MLS® #E4434099

**\$569,000**

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, shopping, dining & 5 MIN DRIVE FROM NEW SCHOOL OPENING IN SEPTEMBER—this home checks every box. Don't miss your chance!

Built in 2021

### Essential Information

MLS® # E4434099

Price \$569,000



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	46
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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Listing information last updated on June 17th, 2025 at 3:32pm MDT