

\$434,000 - 8812 223 Street, Edmonton

MLS® #E4442607

\$434,000

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 | \$434,000 |
| 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 | 48 |
| Zoning | Zone 58 |
| HOA Fees | 120 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 3rd, 2025 at 9:17am MDT