

\$471,500 - 8113 223 Street, Edmonton

MLS® #E4426969

\$471,500

4 Bedroom, 2.50 Bathroom, 1,595 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This Dolce Vita half - duplex with 4 bedrooms is a must see. Contemporary finishing touches inc: hardwood and ceramic tile floors, bright white cabinetry, granite counters, stainless appliances, stone-surround gas fireplace, and top-down blinds. Insulated and drywalled double attached garage, fully fenced yard with deck, and shed. The basement has plenty of room for storage and future development. Great location near the spray park in Rosenthal, with convenient access to Costco, River Cree, the Whitemud and the Henday.

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4426969 |
| Price | \$471,500 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,595 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|----------------------|
| Address | 8113 223 Street |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7A3 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | 2 Outdoor Stalls, Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 14 |
| Zoning | Zone 58 |
| HOA Fees | 115.5 |

HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 6:32pm MDT