

## **\$489,400 - 8603 223 Street, Edmonton**

MLS® #E4452975

**\$489,400**

3 Bedroom, 2.50 Bathroom, 868 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This fully finished bilevel by Lincolnberg Homes, located in the desirable Rosenthal community has been CUSTOMIZED with NUMEROUS UPGRADES (\$40K) and will definitely appeal to the most discerning buyer! The main floor features a generous sized primary suite with 3 PIECE ENSUITE and walk-in closet, MAIN FLOOR LAUNDRY, guest bathroom and an OPEN CONCEPT kitchen, dining and living room. The UPGRADED KITCHEN also features a lighting and appliance upgrade. Luxury vinyl plank runs throughout the entire home. The staircase to the lower level has been customized to feature wider and deeper treads and a larger landing. No wasted space in the lower level as it presents 2 more bedrooms, a full bathroom, family room and storage area with WATER SOFTENER. The YARD IS METICULOUS...evident that there is PRIDE OF OWNERSHIP! The STUNNING BACK YARD features ARTIFICIAL TURF so you have more time to enjoy the deck and patio areas! Finishing off the home is a HEATED detached garage with EPOXY floors. A MUST SEE!

Built in 2021

### **Essential Information**

MLS® #

E4452975



Price	\$489,400
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	868
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	8603 223 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7L6

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Back Lane, Fenced, Landscaping
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 13th, 2025
Days on Market	6
Zoning	Zone 58



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 10:02pm MDT