

## **\$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      19  
Zoning                 Zone 58



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Listing information last updated on September 1st, 2025 at 3:32am MDT