



Edmonton **Rosenthal (Edmonton)** **LP:** **\$468,000**
8623 223 ST NW T5T 7L6 **SP:** **M**

Listing ID # E4507973 **ACTIVE**
Building Type Detached Single Family
Style Bi-Level
Year Built 2019
Full Baths 2
Half Baths 1
Total Baths 2.1
Sold Date
Bedrooms Above 1
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 84.76
URL-Virtual Tour **URL-Brochure** **Tot Flr AG SqFt** 912.36

Built in 2019 in desirable Rosenthal, this bi-level offers modern style, thoughtful design and a 2 bedroom Legal Suite! The open-concept main floor features contemporary finishings and a beautiful kitchen with ceiling-height cabinetry, pantry and island. The dining area has been widened from the original plan. The spacious primary bedroom offers a walk-in closet and 4pc ensuite, complemented by a convenient 2pc bath. The fully developed basement includes a 2-bedroom legal suite with 10' bedroom ceilings, engineered beams (no teleposts), ICF foundation, tankless hot water system, HRV and two furnaces for efficiency and comfort. Outside, enjoy a desirable lot with no side neighbour on the south side and an oversized, heated, double detached garage with 8' door, a reinforced slab, hoist potential and 220 power; perfect for hobbyists, mechanics or extra workspace. A fantastic home offering style, functionality and income potential! Perfect for first time buyers, investors, working professionals or downsizers!

Directions

Living Room	3.61 x 2.91	M	Bedroom 3	3.49 x 3.62	L	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.91 x 3.77	M	Bedroom 4			1	2	M	No	Main		
Kitchen	4.10 x 4.02	M	Second Kitchen	3.94 x 1.02	L	2	4	M	Yes	Upper		
Family Room			Second Living Roo	4.35 x 3.49	L	3	4	L	No	Above Grd		
Den			Laundry Room	1.87 x 2.82	L	4				Lower		
Bonus Room			Storage Room	2.46 x 2.0	L	5				Below Grd		
Primary Bedrm	4.10 x 3.79	M	Utility Room	2.02 x 2.37	L	6				Tot Flr AG	84.76	912.36
Bedroom 2	3.94 x 3.18	L	Storage Room	2.02 x 1.11	L	7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-2	Basement	Full / Fully Finished
Foundation	Insulated Concrete Form	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	Yes
Exterior	Vinyl	Garage Suite	
Flooring	Carpet, Vinyl Plank	Garden Suite	
Features	Off Street Parking, On Street Parking, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Vaulted Ceiling, HRV System	Lot Shape	Rectangular
		Lot Size SqM	301.52
		Zoning	
		Tax Amount	\$4,907.31 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds, Garage Heater	Goods Excl	

Site Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby	Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	Yes
		HOA Fee/Schd	\$100.00 / Annually
		HOA Fee Incls	Amenities w/HOA
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized		

Road Access	Paved	Park Encl/Tot	/	Garage Dim	21.3' x 21'
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			