

# \$434,000 - 8812 223 Street, Edmonton

MLS® #E4442607

**\$434,000**

3 Bedroom, 2.50 Bathroom, 1,279 sqft  
Single Family on 0.00 Acres

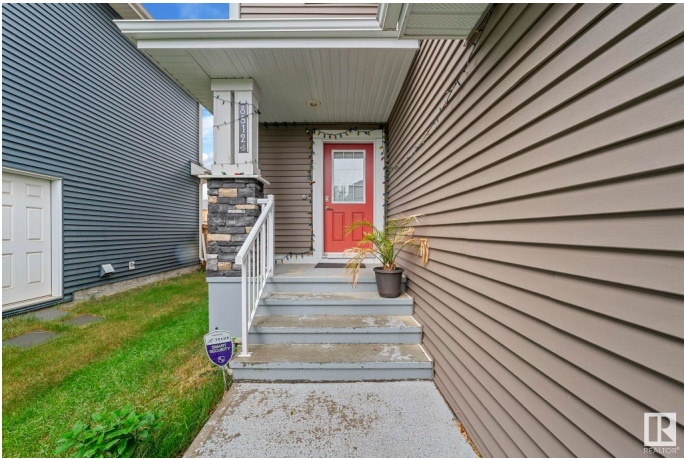
Rosenthal (Edmonton), Edmonton, AB

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

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 3rd, 2025 at 11:47am MDT