

## \$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	15
Zoning	Zone 58
HOA Fees	115.5

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 6:17am MDT