

\$525,000 - 8803 223 Street, Edmonton

MLS® #E4422509

\$525,000

4 Bedroom, 3.50 Bathroom, 1,670 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Montgomery by Lincolnberg Master Builder. Built in 2016, this gorgeous 2-storey has so much to offer! LEGAL BSMT SUITE! Separate Side Entry! Large corner lot! 9' ceilings! Large, open main floor layout! Beautiful raised deck! Stylish front landscaping, gorgeous curb appeal and covered front porch. Inside, a large front entry leads to a spacious LR with gas fireplace and beautiful vinyl plank flooring. Open concept to kitchen and dining! Large dining space features shiplap accents and patio doors to the deck. Kitchen boasts a large island, quartz counters, pantry and gorgeous ceiling-height cabinets. A convenient 2pc bath and rear entry to deck complete the main floor. Upstairs, the spacious primary bedroom contains large 4pc ensuite, w/l closet, & gorgeous open sky views to the west. Two additional bedrms & a 4pc bath also upstairs. 1 bdrm LEGAL SUITE in bsmt with 4pc bath, 9' ceilings & sep mailing address! Large yard, natural gas hook-up to deck, & room for a triple garage or custom size too!

Built in 2016

Essential Information

MLS® #	E4422509
Price	\$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8803 223 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H2

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	LaPerle k-6
Middle	Michael Phair 7-9
High	Jasper Place 10-12

Additional Information

Date Listed	February 21st, 2025
Days on Market	20
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on March 13th, 2025 at 4:32am MDT