

Courtesy Of Kim A Malone Of RE/MAX River City

## **\$478,950 - 8603 223 Street, Edmonton**

MLS® #E4452975

**\$478,950**

3 Bedroom, 2.50 Bathroom, 903 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This FULLY FINISHED bilevel by Lincolnberg Homes, has been CUSTOMIZED with NUMEROUS UPGRADES (\$40K) and will definitely appeal to FIRST TIME BUYERS, EMPTY NESTERS or FAMILIES with KIDS WANTING THEIR OWN SPACE! The main floor features a generous sized primary room 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 (NO CARPET). Customized staircase features 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 and features ARTIFICIAL TURF in the back yard so you have more time to enjoy the deck and patio areas! Finishing off the home is a HEATED detached garage with EPOXY floors. PRIDE OF OWNERSHIP...A MUST SEE!

Built in 2021

### **Essential Information**

MLS® # E4452975

Price \$478,950



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 903                    |
| 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, Landscaped, Shopping Nearby, See Remarks |

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 13th, 2025  
Days on Market 71  
Zoning Zone 58



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Listing information last updated on October 22nd, 2025 at 10:02pm MDT