

Courtesy Of David Lofthaug Of Bode

## \$639,900 - 8909 223a Street, Edmonton

MLS® #E4448370

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

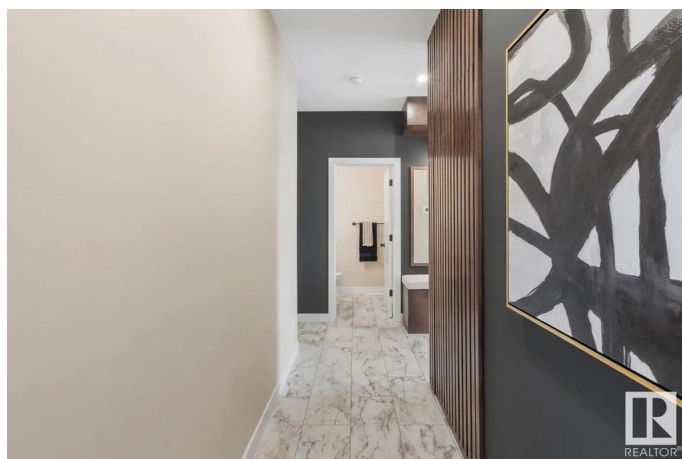
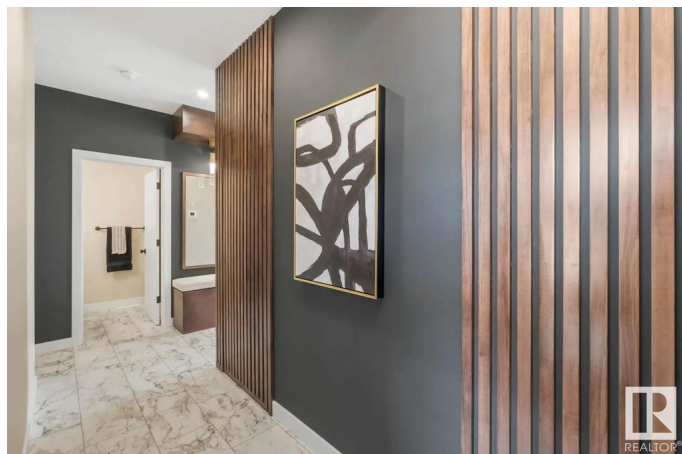
Rosenthal (Edmonton), Edmonton, AB

Discover the Durnin quick-possession home in Rosemont: a modern 1,848sqft two-storey with 3 bedrooms, 2.5 bathrooms, and an attached garage. The open-concept main floor features a chef-inspired kitchen with full-height cabinetry, stainless-steel appliances, and quartz countertops, flowing into a spacious living area ideal for entertaining. Upstairs, the primary bedroom offers a walk-in closet and spa-style ensuite, plus two additional bedrooms and a versatile bonus room. Built green with energy-efficient systems, high-performance windows, and durable vinyl plank flooring. The exterior boasts modern curb appeal, a side entrance, and an attached garage. This San Rufo home includes full new-home warranty coverage and is available for quick possession. Customizable finishes may still be available depending on stage of construction. This expertly crafted home is located in the family-friendly community of Rosemont. Photos are representative.

Built in 2025

### Essential Information

MLS® #	E4448370
Price	\$639,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8909 223a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X2

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 17th, 2025

Days on Market                14

Zoning                            Zone 58

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Listing information last updated on July 31st, 2025 at 5:32am MDT