

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

MLS® #E4448370

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

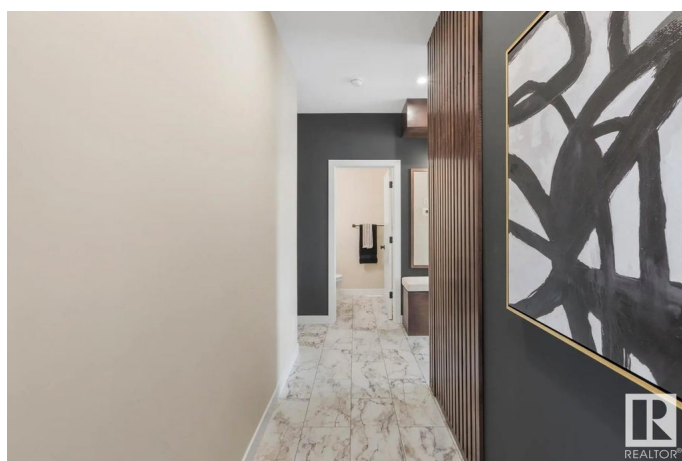
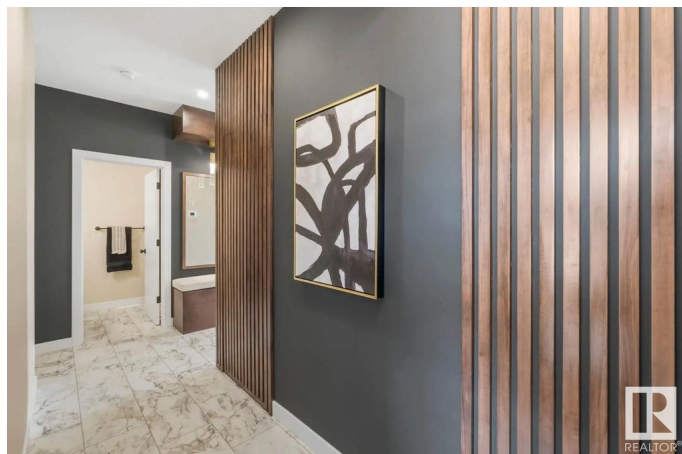
Rosenthal (Edmonton), Edmonton, AB

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                39

Zoning                            Zone 58

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Listing information last updated on August 25th, 2025 at 6:17am MDT