

Courtesy Of David Lofthaug Of Bode

\$649,900 - 8821 223a Avenue, Edmonton

MLS® #E4448350

\$649,900

3 Bedroom, 2.50 Bathroom, 2,165 sqft
Single Family on 0.00 Acres

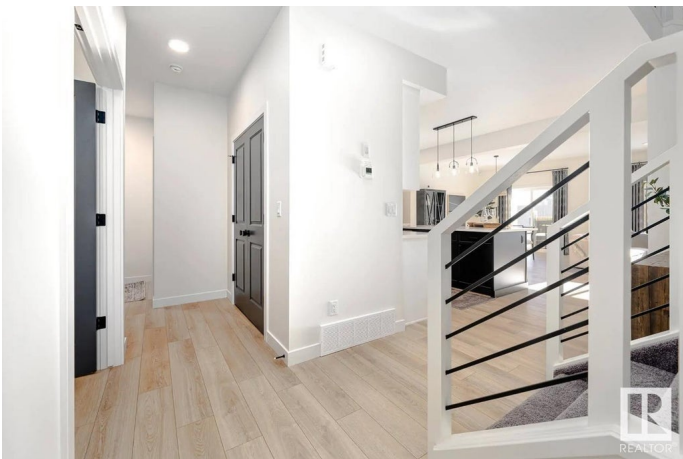
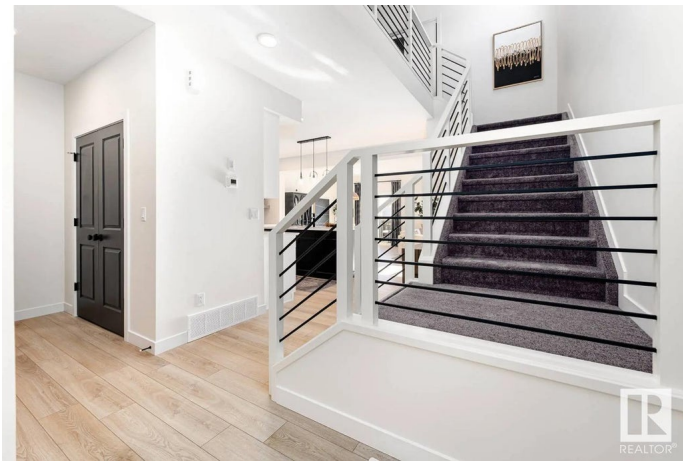
Rosenthal (Edmonton), Edmonton, AB

Discover the Evan quick-possession home in Rosemont: a contemporary two-storey offering approximately 1,650sqft, with 3 bedrooms, 2.5 bathrooms, and an attached garage. The open-concept main floor features a chef’s kitchen with full-height cabinetry, stainless-steel appliances, quartz countertops, and a central island—all flowing into a spacious living and dining area perfect for entertaining. Upstairs, the primary bedroom includes a generous walk-in closet and spa-style ensuite, complemented by two additional bedrooms, a full bathroom, and upstairs laundry for everyday convenience. Built-green, this home offers energy-efficient systems, spray-foam insulation, high-performance windows, and durable vinyl plank flooring throughout. The exterior delivers contemporary curb appeal, with landscaping and an attached garage enhancing practicality. . Photos are representative.

Built in 2025

Essential Information

MLS® #	E4448350
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,165
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8821 223a Avenue
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	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 17th, 2025
Days on Market 23
Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 9th, 2025 at 10:02am MDT