

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

MLS® #E4448350

\$649,900

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

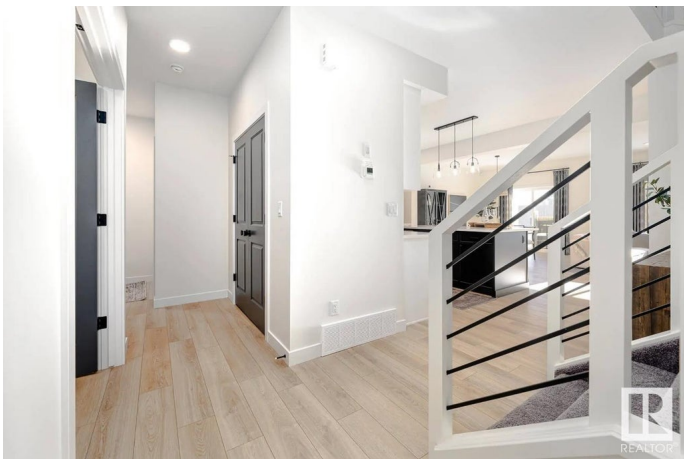
Rosenthal (Edmonton), Edmonton, AB

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 52
Zoning Zone 58

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