

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

MLS® #E4448350

**\$649,900**

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

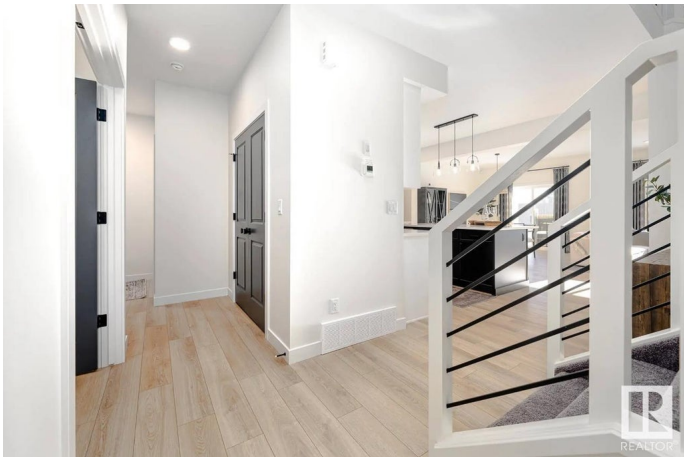
Rosenthal (Edmonton), Edmonton, AB

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        4  
Zoning                    Zone 58

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Listing information last updated on July 21st, 2025 at 10:47am MDT