

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

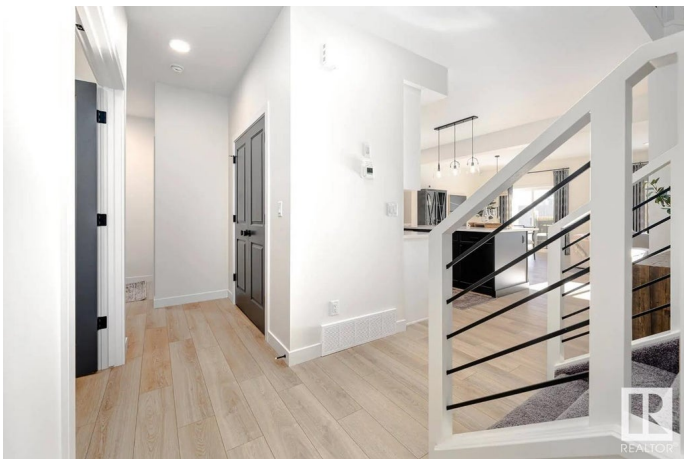
Rosenthal (Edmonton), Edmonton, AB

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        55  
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 September 10th, 2025 at 12:32am MDT