

\$619,900 - 8909 223a Street, Edmonton

MLS® #E4459847

\$619,900

3 Bedroom, 2.50 Bathroom, 1,924 sqft
Single Family on 0.00 Acres

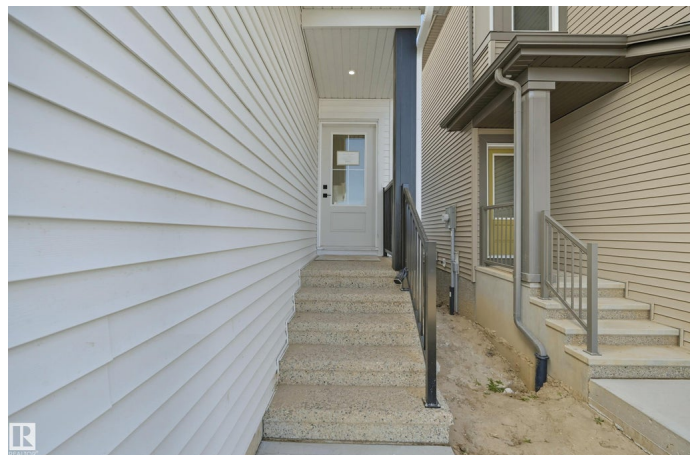
Rosenthal (Edmonton), Edmonton, AB

Discover the Durnin, a modern quick-possession home nestled in the vibrant community of Rosemont. This stunning 1,900sqft two-storey residence features 3 spacious bedrooms & 2.5 elegant bathrooms, making it the perfect choice for families. The OPEN-CONCEPT main floor with 9' ceiling is a chef's dream, showcasing a beautifully designed kitchen with FULL-HEIGHT CABINETRY, & luxurious QUARTZ COUNTERTOPS that seamlessly connect to a generous living area ideal for entertaining guests. Ascend to the upper level, where the primary bedroom delights with a SPACIOUS WALK-IN CLOSET & a spa-style ensuite that includes a separate shower & drop-in tub. Two additional bedrooms & a versatile BONUS ROOM provide ample space for everyone. Built with energy-efficient systems, high-performance windows, LUXURY VINYL PLANK FLOORING, & soaring 9' BASEMENT CEILINGS. Its striking exterior boasts contemporary curb appeal, a SIDE ENTRANCE, & an attached double garage. Backing Lewis Farms RECREATION CENTRE AND PARK!

Built in 2025

Essential Information

MLS® # E4459847



Price	\$619,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,924
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	Hood Fan
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

School Information

Elementary	Winterburn, David Thomas K
Middle	Winterburn, David Thomas K
High	Oscar Romero

Additional Information

Date Listed	September 27th, 2025
Days on Market	11
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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 October 8th, 2025 at 11:32am MDT