

## **\$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

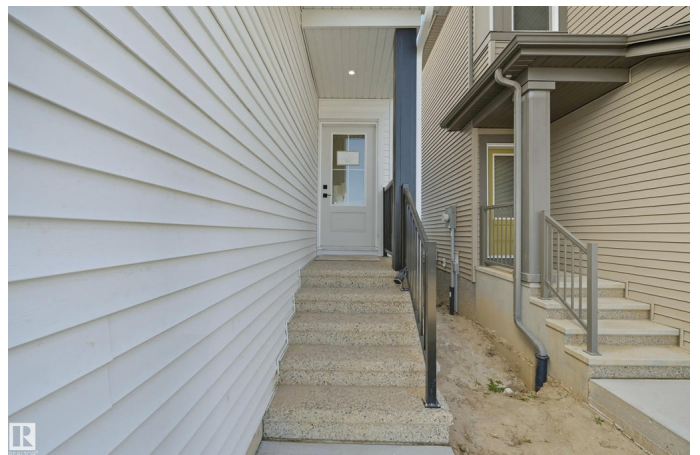
Discover the Durnin, a modern quick-possession home nestled in the vibrant community of Rosemont. This stunning 1,900sqft two-storey residence features 3 spacious bedrooms & 2.5 elegant bathrooms, making it the perfect choice for families. The OPEN-CONCEPT main floor with 9' ceiling is a chef's dream, 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 | 17                   |
| Zoning         | Zone 58              |
| HOA Fees       | 250                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 14th, 2025 at 9:17pm MDT