

Courtesy Of Joe D Esposito Of Century 21 Masters

## **\$624,800 - 8905 223 A Street, Edmonton**

MLS® #E4448730

### **\$624,800**

3 Bedroom, 2.50 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Julianna Model, a brand new 2100+ sq ft home in West Edmonton's sought-after Rosemont/Rosenthal. This stunning two-story residence offers 9-foot ceilings on the main floor and basement, creating an open and airy feel. The main floor boasts open concept design, sliding door to backyard, a spacious kitchen with a large island, and a great room with a cozy fireplace. A walk-through pantry and mudroom with individual lockers provide ultimate convenience. Upstairs, discover fully laundry room, three bedrooms, including a luxurious primary suite with a spa-inspired 5-piece ensuite, soaker tub, and direct access to the walk-in closet. The sunken bonus room with vaulted ceilings is perfect for family gatherings. A private side entrance offers potential for a future legal basement suite. Enjoy easy access to Henday, Whitemud, Yellowhead, West Edmonton Mall, Costco, and more. The Julianna seamlessly blends style, functionality, and modern comfort, ideal for families seeking elegance and efficiency.

Built in 2025

### **Essential Information**

MLS® # E4448730

Price \$624,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,197
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8905 223 A Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X2

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
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
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Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	David Thomas King
Middle	David Thomas King
High	Oscar Romero School

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	55
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on September 12th, 2025 at 4:02am MDT