

Courtesy Of Joe D Esposito Of Century 21 Masters

## **\$649,900 - 8905 223 A Street, Edmonton**

MLS® #E4448730

### **\$649,900**

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 \$649,900



|                |                        |
|----------------|------------------------|
| 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 |
|----------|--------------------|

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| 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 | 37              |
| 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 August 25th, 2025 at 6:47pm MDT