

\$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 and Bright NEW BUILD 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, corner Pantry & 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

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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
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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	26
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on October 23rd, 2025 at 7:32pm MDT