

\$659,900 - 8905 223a Street, Edmonton

MLS® #E4433301

\$659,900

3 Bedroom, 2.50 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The Julianna is a home that feels both elevated and effortlessly livable. From the side entrance and extra storage to the stunning sunken bonus room, this model blends architectural flair with functional design for busy families and modern lifestyles. The main floor offers a bright and open layout, with a central kitchen featuring a flush eating bar, hood fan above the stove, walk-in pantry, & quartz countertops throughout. The great room and dining nook flow seamlessly off the kitchen, creating a warm, connected space for everyday living and entertaining. A rear mudroom, broom closet, and well-placed walk-in coat closet at the front entry help keep the home clutter-free and organized. Upstairs, the layout is anchored by a show-stopping sunken bonus room with vaulted ceilings, offering the perfect space for movie nights, lounging, or playtime. The primary bedroom is tucked at the back for added privacy and features a walk-in closet and a spa-like ensuite. Photos are representative

Built in 2025

Essential Information

MLS® # E4433301

Price \$659,900

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 223a Street |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7X2 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| 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 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 55 |
| Zoning | Zone 58 |

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Listing information last updated on June 23rd, 2025 at 2:17am MDT