

## \$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	3
Zoning	Zone 58

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 May 2nd, 2025 at 10:48am MDT