

Courtesy Of Nicole Bosse Of RE/MAX River City

## \$599,950 - 8724 226 Street, Edmonton

MLS® #E4460564

**\$599,950**

3 Bedroom, 2.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Say hello to the Sicily by award-winning City Homes, located in the exciting new west Edmonton community of Rosemont. Here you're walking distance from the upcoming rec centre, schools, and all the everyday amenities that make life convenient. This brand new home offers over 2000 sq ft of stylish living with 3 bedrooms, a bonus room, main floor den, and 2.5 bathrooms. Designed with flexibility in mind, it also features a side entry and 9' foundation for easy future suite potential. The open concept main floor is highlighted by a chef-inspired kitchen with executive-level appliances and plenty of space for entertaining. Upstairs, the show-stopping primary retreat includes vaulted ceilings, a walk-in closet, and a gorgeous 5 pc ensuite. With \$23K in thoughtfully chosen upgrades, quality craftsmanship throughout, and quick possession available, this is the perfect family home in one of Edmonton's most promising new communities!

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460564  |
| Price     | \$599,950 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,056                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8724 226 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y6              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Flat Site, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market     30  
Zoning                Zone 58

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