

# \$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 youâ€™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 Edmontonâ€™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 | 12                |
| Zoning         | Zone 58           |

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Listing information last updated on October 14th, 2025 at 2:02pm MDT