

## \$869,900 - 8739 224 Street, Edmonton

MLS® #E4444773

**\$869,900**

3 Bedroom, 2.50 Bathroom, 1,978 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing opportunity to purchase this Jayman BUILT NET ZERO showhome - The Bentley model- at todays price & earn money every month it remains open with Jayman's unique "leaseback" program. Located in Rosemont, a newer well located west end community that is close to the new recreation center being built, shopping & schools! NET ZERO means 30+ SOLAR panels, Jayman BUILT's proprietary wall system with the complete Net Zero Building envelope & triple pane windows with Argon fill, Air Source Electric Heat Pump Heating & cooling mechanical system with electric back-up & Merv 15 Air Filter. Produce as much electricity as you consume! The main floor is perfectly designed with a front den/flex room, great room, dining area with doors to the large deck, & kitchen with island, quartz counter tops, stainless steel appliances & a huge walk-in pantry. Second floor Has a large owners suite with walk-in closet & full ensuite bathroom; bonus family room, two more bedrooms, laundry room & a second full bath.

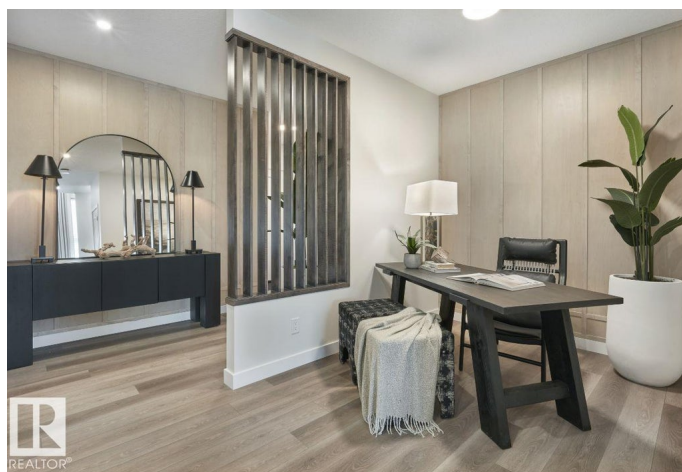
Built in 2024

### Essential Information

MLS® # E4444773

Price \$869,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,978                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8739 224 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7W6              |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless |
| Parking   | Double Garage Attached                                   |

### Interior

|                   |                                             |                      |               |
|-------------------|---------------------------------------------|----------------------|---------------|
| Interior Features | ensuite bathroom                            |                      |               |
| Appliances        | Air Conditioning-Central,<br>Stove-Electric | Dishwasher-Built-In, | Refrigerator, |
| Heating           | Forced Air-1, Natural Gas                   |                      |               |
| Stories           | 2                                           |                      |               |
| Has Basement      | Yes                                         |                      |               |
| Basement          | Full, Unfinished                            |                      |               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed                June 27th, 2025  
Days on Market        62  
Zoning                    Zone 58

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