

## **\$639,000 - 8804 217 Street, Edmonton**

MLS® #E4442463

**\$639,000**

5 Bedroom, 3.50 Bathroom, 2,258 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Stunning!!! Well maintained two-storey home with Air Conditioning in the desirable community of Rosenthal. This home features 5 bedrooms and 3.5 bathrooms. The upper level has a good size Bonus Room for entertainment and a separate study/office area to keep things organized. The master bedroom is huge with 5 piece ensuite bathroom with double sink and walk-in closet. There are 2 more good size bedrooms & 4 piece bath in the upper level. The main floor has a nice foyer, a den for your office, 9 foot ceiling and hardwood flooring. It features an open concept design with large living room with fireplace, dining and kitchen area with huge kitchen island, granite counter tops, cabinets to ceiling design, and a walk-in pantry. Laundry room is in the main floor too. The basement is fully finished with 2 good size bedrooms & 3 pcs bathroom. Fully Landscaped. Close to all amenities, school, parks, shopping & public transportation. Easy access to Whitemud and Anthony Henday Drive. Move in Ready !!!

Built in 2013

### **Essential Information**

MLS® # E4442463

Price \$639,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8804 217 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4R4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	7
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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 June 20th, 2025 at 3:33pm MDT