

## \$379,900 - 35 8209 217 Street, Edmonton

MLS® #E4446021

**\$379,900**

3 Bedroom, 3.50 Bathroom, 1,499 sqft  
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The Renew in Rosenthal is an amazing townhome community that is very well maintained. This home with a single attached garage offers three levels of comfortable, spacious living space with three bedrooms and FOUR bathrooms. The main level has a spacious foyer with closet, kitchen with island and full pantry. Living & dining room are open to each other creating a space that flows and accommodates family gatherings easily. Two pce. bath on this level. The lower level has a huge rec room with wet bar/ second kitchen area and a full bathroom. Utility are and extra storage complete this level. The private second floor has a large primary suite with full closet and full ensuite bath. A stacking laundry closet, second full bath and two more bedrooms complete this space. The upper hall is wide and offers extra space. This is a wonderful opportunity to buy an affordable townhome with LOW condo fees!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446021  |
| Price      | \$379,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,499             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 35 8209 217 Street   |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6Z4              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 3                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Finished                                    |

### **Exterior**

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

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 58 |
| Condo Fee      | \$267   |

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Listing information last updated on July 9th, 2025 at 1:18pm MDT