

## **\$615,000 - 8804 217 Street, Edmonton**

MLS® #E4456267

**\$615,000**

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 !!!

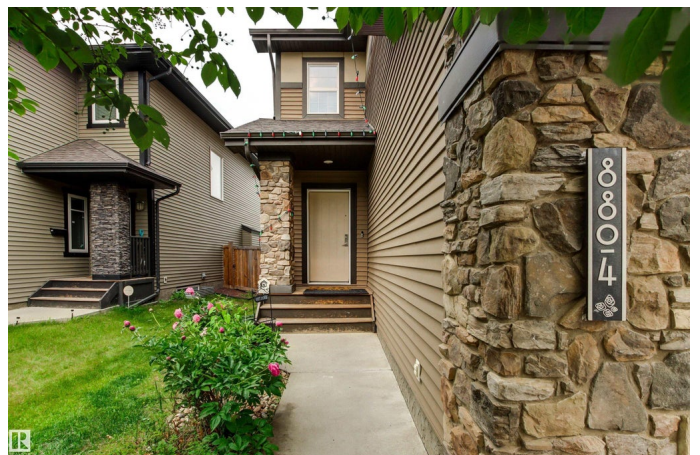
Built in 2013

### **Essential Information**

MLS® # E4456267

Price \$615,000

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    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 58             |
| HOA Fees       | 115.5               |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 14th, 2025 at 11:17am MDT