# \$569,900 - 8108 217 Street, Edmonton

MLS® #E4438667

### \$569,900

4 Bedroom, 3.50 Bathroom, 1,673 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Located in the sought after community of Rosenthal in West Edmonton, this spacious 4 bedroom home is perfect for large families! This home has been meticulously maintained and is a pet free, smoke free home. As soon as you enter you are greeted by expansive VAULTED CEILINGS and several windows the allow the open-concept layout to shine. Upstairs you will find 3 great size bedrooms, a large bonus room, and in the basement you'll find another rec area that can be used for games, a home office or even a gym! Next to that, the basement also has another living room which is currently being used as a home theatre, a full bathroom, and an extremely massive bedroom. The home is situated on a large reverse-pie shaped lot with beautiful landscaping and a yard that offers an extended deck and extra trees for additional privacy! Located just 5 minutes from the city's largest Costco, and a few minutes from West Edmonton Mall, this home is fully turnkey and an absolute no brainer for any family!





Built in 2015

#### **Essential Information**

MLS® # E4438667 Price \$569,900

Bedrooms 4

Bathrooms 3.50
Full Baths 3

Half Baths 1

Square Footage 1,673 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8108 217 Street

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 4S1

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No

Animal Home, No Smoking Home, Secured Parking, Vaulted Ceiling,

See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Fruit Tree

Land, Schools, Shopping New

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 157

Zoning Zone 58

HOA Fees 115

HOA Fees Freq. Annually



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