

## **\$574,000 - 8108 217 Street, Edmonton**

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MLS® #E4438667

**\$574,000**

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**

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Price \$574,000

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 Near |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 124            |
| Zoning         | Zone 58        |
| HOA Fees       | 115            |
| HOA Fees Freq. | Annually       |



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Listing information last updated on September 28th, 2025 at 7:17am MDT