

## **\$584,000 - 8108 217 Street, Edmonton**

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MLS® #E4438667

**\$584,000**

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**

MLS® #	E4438667
Price	\$584,000
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
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Exterior Features	Fenced, Flat Site, Fruit Tree Land, Schools, Shopping Nea
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	May 27th, 2025
Days on Market	45
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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