# \$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 Nea

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 161

Zoning Zone 58

HOA Fees 115

HOA Fees Freq. Annually



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 12:17am MST