

## \$575,000 - 8432 219 Street, Edmonton

MLS® #E4445354

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this warm and family welcoming home in the sought-after Rosenthal community. A well maintained and smoke free home offering 3 bedrooms and 2.5 bathrooms. Main floor offers a bright living room with gas fireplace, dining and kitchen plus a den which you can easily turn into a home office, leisure room, secondary living area or home library (your choice). In the upper floor, you will find your primary bedroom with 4 piece ensuite bathroom, 2 more bedrooms, a hallway full bathroom and a roomy bonus room. Wall studs are already installed in the basement ready for your 4th bedroom, 3rd full bathroom and extra living spaces. Easy access to major highways and few minutes drive from schools and shopping areas. Walking distance to playgrounds, walking trails and parks.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445354  |
| Price          | \$575,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,931     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8432 219 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7E1              |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Deck, Detectors Smoke                      |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Front Drive Access |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Direct Vent                                                                                         |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Fenced, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 111            |
| Zoning         | Zone 58        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on October 21st, 2025 at 5:17pm MDT