

## \$580,000 - 8604 217 Street, Edmonton

MLS® #E4446208

**\$580,000**

3 Bedroom, 3.50 Bathroom, 1,902 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Gorgeous one-of-a-kind homeâ€”truly better than new and designed with care from the ground up, this is no cookie-cutter build. Freshly painted with a newly finished basement, it features high-end finishes including vinyl plank upstairs and down, hardwood on the main, and ceramic tile in the expansive foyer. The layout is thoughtfully planned with large bedrooms ideal for kids and a stunning vaulted-ceiling family room flooded with natural light from windows wrapping around the home, with perfect east-west exposure. The kitchen is both functional and stylish with modern cabinets extended to the ceiling, thick granite counters + a brand new kitchen faucet, while the living area centers around a cozy gas fireplace on a striking feature wall. Situated on a generous corner lot, the backyard is a private oasis with trees, & the front yard is landscaped with perennial lilies. A huge deck with a premium gazebo, central A/C, two HRVs, + a location just steps to trails, ponds & shops make this home truly exceptional.

Built in 2014

### Essential Information

MLS® # E4446208

Price \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,902                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8604 217 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4R5              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Gazebo, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 58        |
| HOA Fees       | 210            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 11th, 2025 at 3:48pm MDT