

## **\$374,900 - 54 8209 217 Street, Edmonton**

MLS® #E4421729

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,372 sqft  
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

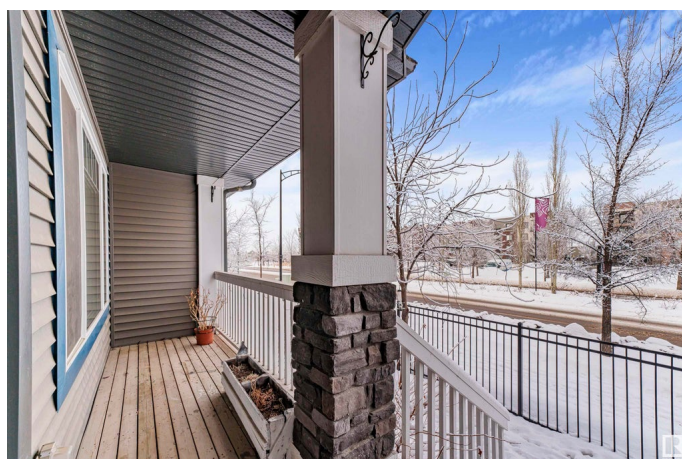
Welcome to this well maintained elegant townhouse situated in the vibrating community of ROSENTHAL! Front of the home has a charming covered deck ideal for barbecuing. As you enter the unit, you will notice the OPEN FLOORPLAN and NATURAL LIGHT gracing the main level with 9 FEET CEILING. Living area is PERFECT for entertaining OR cozy nights in! With a CENTER-STYLE KITCHEN complete w/STAINLESS STEEL APPLIANCES, MODERN CABINETRY, & an ISLAND for ADDITIONAL SEATING/STORAGE. Upstairs you will find the Primary suite with an ensuite and walk-in closet. Two additional spacious bedrooms, a full 4-pc bath, and a convenient upper-level laundry. Basement is fully finished with great sized REC room, wet bar, projector with 5 speakers to enjoy your personal time. There is plenty visitors parking for all of your guests. This home is located close to the future Rec Center, Costco, WEM, Children playground, spray park and Whitemud drive. Perfect for first time home buyers or investment.

Built in 2015

### **Essential Information**

MLS® # E4421729

Price \$374,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	54 8209 217 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z4

### **Amenities**

Amenities	Air Conditioner, Bar
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, Projector
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 15th, 2025

Days on Market      50

Zoning                 Zone 58

Condo Fee             \$267

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 April 6th, 2025 at 9:31pm MDT