

## \$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
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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	9
Zoning	Zone 58
HOA Fees	210
HOA Fees Freq.	Annually

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