

\$354,900 - 53 8209 217 Street, Edmonton

MLS® #E4447376

\$354,900

2 Bedroom, 2.50 Bathroom, 1,499 sqft
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Elevate your lifestyle in the highly sought-after Westend community of Rosenthal. This well-maintained end unit 2-bedroom, 2.5-bathroom townhouse with a single attached garage features a spacious, open-concept floor plan with 9' ceilings and hardwood flooring—perfect for entertaining. The kitchen is a chef's dream, boasting quartz countertops, built-in shelves, stainless steel appliances, and a pantry. Upstairs, you'll find the primary suite with a private ensuite and his-and-her closets. An additional generously-sized bedroom, a bonus room ideal for relaxation or entertainment, a full 4-piece bathroom, and convenient upper-level laundry complete the space. The unfinished basement is ready for your personal touch and customization. Located in a newer, well-maintained complex with exceptionally low condo fees, bus stop right across the street additionally enjoy the convenience of community amenities such as parks, ponds, a skating rink, and a splash park. A must-see property!

Built in 2015

Essential Information

MLS® # E4447376

Price \$354,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	53 8209 217 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Asphalt
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	37
Zoning	Zone 58
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$265

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