

\$364,900 - 54 8209 217 Street, Edmonton

MLS® #E4437203

\$364,900

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

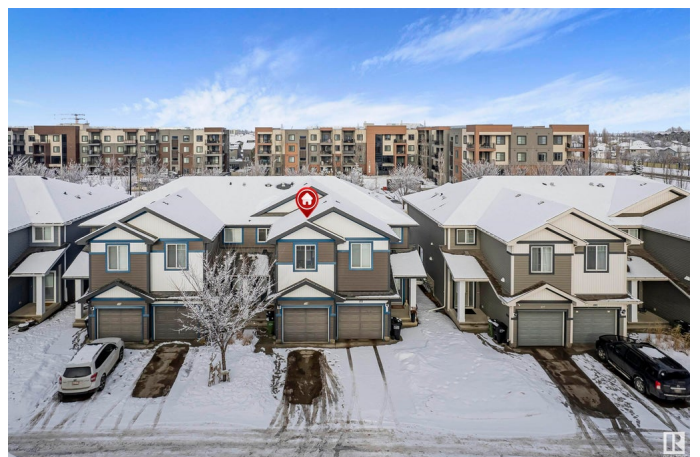
Rosenthal (Edmonton), Edmonton, AB

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 investmen

Built in 2015

Essential Information

| | |
|--------|-----------|
| MLS® # | E4437203 |
| Price | \$364,900 |



| | |
|----------------|-------------------|
| 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 | Bar |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 May 17th, 2025
Days on Market 15
Zoning Zone 58
HOA Fees 100
HOA Fees Freq. Annually
Condo Fee \$267

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