

## \$360,000 - 8209 217 Street, Edmonton

MLS® #E4433071

**\$360,000**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Unbeatable value in Rosenthal! 3 beds, 3 baths, 1,371 sq ft, attached garage Own one of Rosenthal's most affordable townhomes without sacrificing style or space! This well-maintained 3-bedroom, 3-bathroom home offers modern living with a covered front porch – perfect for morning coffee or weekend BBQs. It features 9 ft ceilings and a bright, open floor plan designed for comfort and connection. The cute center kitchen features stainless steel appliances, a QUALITY GAS STOVE, tons of cabinetry space, and a good-sized island – making family time and entertaining effortless. Upstairs leads you to a spacious primary suite with great closet space and a private ensuite, two additional well-sized bedrooms, another full bathroom, and convenient upper-level laundry that completes the second floor. Excellent location with some of Edmonton's best elementary schools nearby – quick access to the Whitemud and all amenities – LOW CONDO FEE

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433071  |
| Price     | \$360,000 |
| 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     | 8209 217 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6Z4              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 58          |
| Condo Fee      | \$267            |

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Listing information last updated on May 18th, 2025 at 5:47am MDT