

## **\$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

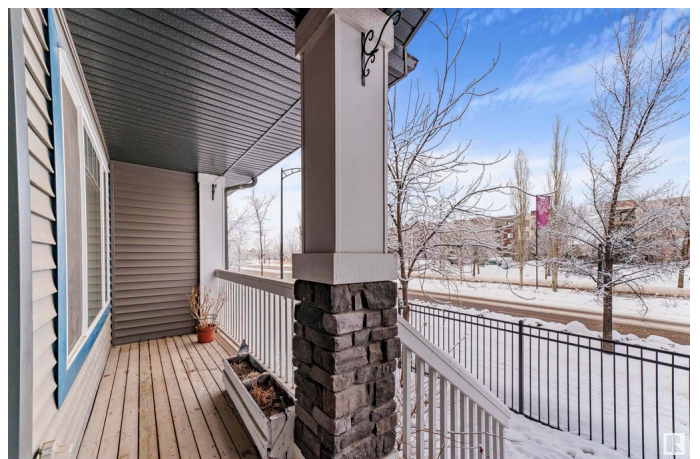
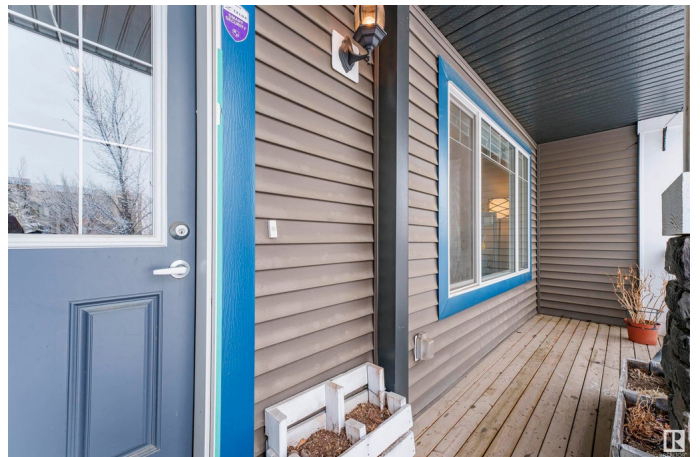
Welcome to this well maintained elegant townhouse situated in the vibrating community of ROSENTHAL! Front of the home has a charming covered deck ideal for barbecuing. As you enter the unit, you will notice the OPEN FLOORPLAN and NATURAL LIGHT gracing the main level with 9 FEET CEILING. Living area is 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                63  
Zoning                              Zone 58  
Condo Fee                        \$267

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