

## **\$580,000 - 8632 217 Street, Edmonton**

---

MLS® #E4428110

### **\$580,000**

3 Bedroom, 2.50 Bathroom, 2,312 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this stunning two-story home located in Rosenthal. Step inside and experience an open layout that seamlessly connects to the upper level, showcasing both space and elegance right from the start. The flooring throughout features a combination of tile, hardwood, and carpet. The kitchen is a chef's paradise, complete with granite countertops, ample cabinetry, a spacious walk-in pantry, a prep island, and a dining area. The living room is beautiful, highlighted by a floor-to-ceiling tiled gas fireplace, making it an ideal spot for hosting gatherings. For those who work remotely, the sophisticated main floor office with glass privacy doors offers a perfect workspace. The upper level radiates sophistication with a sizable bonus room, three bedrooms, and a primary en-suite bathroom featuring five pieces that are truly awe-inspiring. The yard is beautifully landscaped, featuring a deck, patio, lawns, trees, and shrubs. Move in and relish the experience.

Built in 2013

### **Essential Information**

MLS® #	E4428110
Price	\$580,000
Bedrooms	3



Bathrooms 2.50  
 Full Baths 2  
 Half Baths 1  
 Square Footage 2,312  
 Acres 0.00  
 Year Built 2013  
 Type Single Family  
 Sub-Type Detached Single Family  
 Style 2 Storey  
 Status Active

**Community Information**

Address 8632 217 Street  
 Area Edmonton  
 Subdivision Rosenthal (Edmonton)  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T6T 4R5

**Amenities**

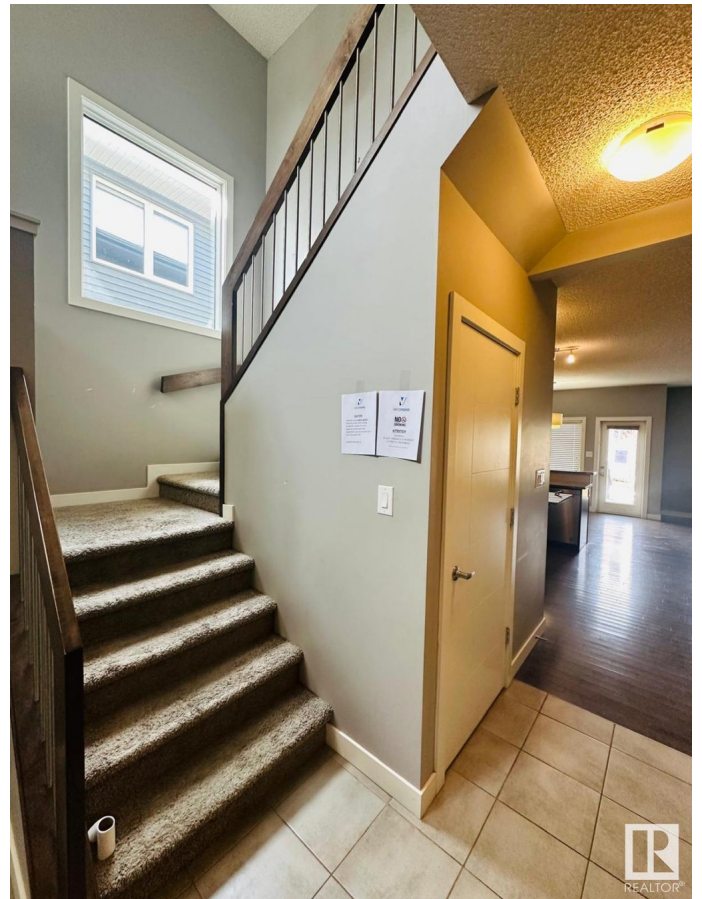
Amenities See Remarks  
 Parking Double Garage Attached

**Interior**

Interior Features ensuite bathroom  
 Appliances See Remarks  
 Heating Forced Air-1, Natural Gas  
 Stories 2  
 Has Basement Yes  
 Basement Full, Unfinished

**Exterior**

Exterior Other, Brick, Vinyl  
 Exterior Features Fenced, Golf Nearby, Landscaping, Shopping Nearby, See Remarks  
 Roof Asphalt Shingles  
 Construction Other, Brick, Vinyl  
 Foundation Concrete Perimeter



## Additional Information

Date Listed	March 28th, 2025
Days on Market	6
Zoning	Zone 58
RE / Bank Owned	Yes
HOA Fees	250
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 2:32pm MDT