

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

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MLS® #E4431948

**\$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® #   | E4431948  |
| 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 Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Other, Brick, Vinyl   |
| Foundation        | Concrete Perimeter  |



**Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 21st, 2025 |
| Days on Market  | 3                |
| Zoning          | Zone 58          |
| RE / Bank Owned | Yes              |
| HOA Fees        | 250              |
| HOA Fees Freq.  | Annually         |

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Listing information last updated on April 24th, 2025 at 2:02am MDT