

## \$365,000 - 8209 217 Street, Edmonton

MLS® #E4433071

**\$365,000**

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	\$365,000
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	3
Zoning	Zone 58
Condo Fee	\$267

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