

## \$565,000 - 8604 217 Street, Edmonton

MLS® #E4452594

**\$565,000**

4 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Gorgeous, one-of-a-kind home—better than new and custom built. Freshly painted with a brand-new finished basement, it boasts premium finishes: vinyl plank upstairs and down, hardwood on the main, and ceramic tile in the spacious foyer. The smart floor plan features oversized bedrooms perfect for kids and a show stopping vaulted-ceiling family room or 4th bedroom drenched in sunlight from wraparound windows with ideal east-west exposure. The chef's kitchen impresses with ceiling-height modern cabinetry, thick granite counters, and a new faucet, while the inviting living area is anchored by a cozy gas fireplace with a bold feature wall. On a large corner lot, the backyard is a private retreat with mature trees and fruit shrubs and the front yard showcases perennial lilies. A huge deck with a high-end gazebo, central A/C, dual HRVs, and an unbeatable location steps to trails, ponds & shops as well as school bus to your door for families with young kids, make this home truly irresistible.

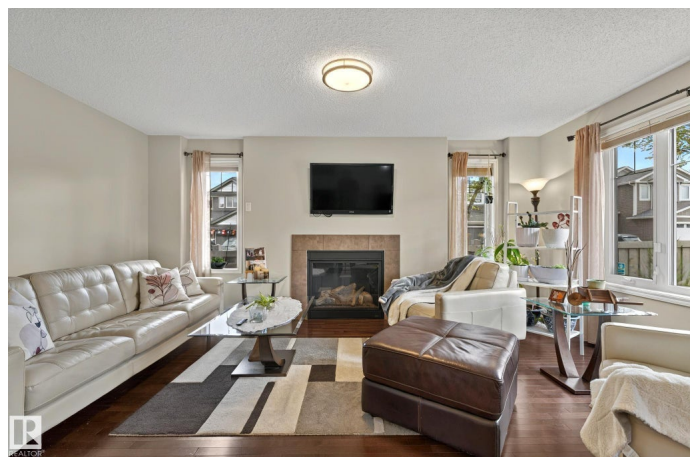
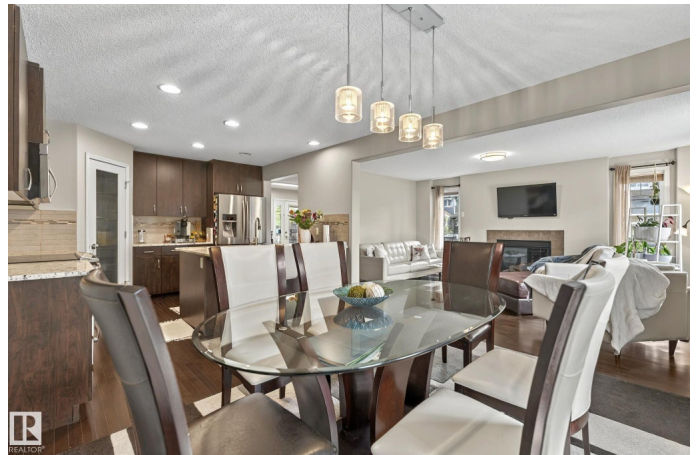
Built in 2014

### Essential Information

MLS® # E4452594

Price \$565,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,905                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8604 217 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4R5              |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 58           |
| HOA Fees       | 210               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 28th, 2025 at 2:02am MDT