

## \$349,900 - 54 8209 217 Street, Edmonton

MLS® #E4457563

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained and elegant townhouse located in the vibrant community of Rosenthal! The charming covered front deck is perfect for morning coffee or summer barbecues. Step inside to discover an open-concept floor plan flooded with natural light and featuring 9-foot ceilings that enhance the spacious feel of the main level. The bright and inviting living area is ideal for both entertaining guests and enjoying cozy nights in. At the heart of the home is the center-style kitchen, boasting modern cabinetry, SS appliances, and a central island offering additional seating and storage. Upstairs, the primary suite includes a private ensuite and a generous walk-in closet. Two additional spacious bedrooms, a 4-piece bathroom, and a convenient upper-level laundry complete the upper floor. The fully finished basement adds incredible value with a large rec room, wet bar, and a home theater setup featuring a projector and 5-speaker sound system.

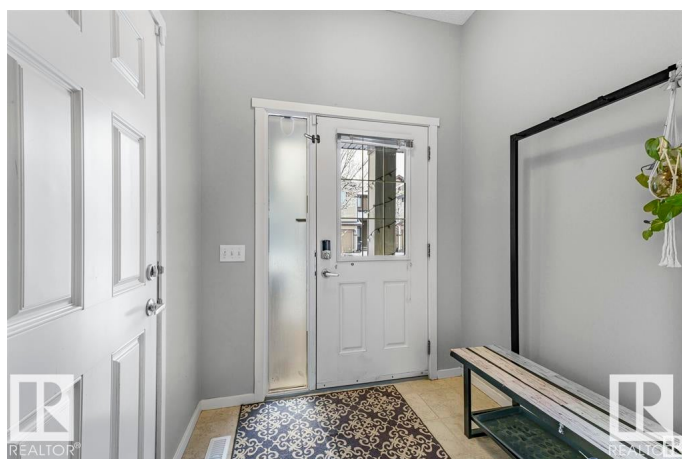
Built in 2015

### Essential Information

MLS® # E4457563

Price \$349,900

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 | Bar                    |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stone, Vinyl                   |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stone, Vinyl                   |
| Foundation        | Concrete Perimeter                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 58              |
| HOA Fees       | 100                  |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$267                |

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Listing information last updated on September 16th, 2025 at 6:32pm MDT