

## \$578,900 - 8535 216 Street, Edmonton

MLS® #E4445159

**\$578,900**

3 Bedroom, 2.50 Bathroom, 2,291 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Stunning two story home in most desirable Rosenthal , close to all amenities, minutes from Costco, parks, walking trails, new rec. center, schools, whitemud drive & Anthony Henday drive . This gorgeous home offers, hardwood throughout the main floor, large kitchen with upgraded stainless steel appliances , large granite island and countertops, loads of upgraded cabinets and a walk trough pantry. A spacious family room with fire place, dining room and living room . Upper floors offers a generous size master bedroom with ensuite bathroom and walk-in closet, 2 good size additional bedrooms, 4 pcs bathroom and a large bonus room with cathedral ceiling used as a 4th bedroom . The back yard is fully landscaped with stone flower beds and has a large deck. The double attached garage is oversized.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445159  |
| Price          | \$578,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,291     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8535 216 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4R5              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                                                |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 1st, 2025 |
|-------------|----------------|

Days on Market     79  
Zoning                Zone 58  
HOA Fees            210  
HOA Fees Freq.    Annually

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