

## \$749,900 - 8616 221 Street, Edmonton

MLS® #E4450398

**\$749,900**

6 Bedroom, 4.50 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

MODERN HOME WITH LEGAL GARAGE SUITE ON A MASSIVE LOT—VERSATILITY, STYLE, AND INCOME POTENTIAL IN ONE PACKAGE! This stunning SINGLE FAMILY HOME in Rosenthal comes complete with a fully self-contained LEGAL GARAGE SUITE. The main home features an open-concept layout with a DREAM KITCHEN showcasing sleek cabinetry, stainless steel appliances, pantry, and generous dining space. Upstairs you'll find 3 SPACIOUS BEDROOMS including a primary suite with WALK-IN CLOSET and 4PC ENSUITE. The finished basement adds a REC ROOM, additional BEDROOM, 4PC BATH, and storage. Enjoy CENTRAL A/C, 9'™ ceilings, upgraded lighting, and thoughtful design touches throughout. The LEGAL GARAGE SUITE offers 2 bedrooms, a full kitchen, in-suite laundry, and separate entrance—perfect for MULTI-GENERATIONAL LIVING or reliable RENTAL INCOME. Ideally located near parks, schools, shopping, and major routes, this home delivers MODERN FUNCTIONALITY and SMART INVESTMENT in a growing community.

Built in 2017

### Essential Information

MLS® #

E4450398



|                |                        |
|----------------|------------------------|
| Price          | \$749,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,394                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8616 221 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Detached |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 58         |
| HOA Fees       | 110             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 4:17pm MDT