

## \$639,900 - 8535 216 Street, Edmonton

MLS® #E4427258

**\$639,900**

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® #	E4427258
Price	\$639,900
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	March 24th, 2025
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Days on Market     37  
Zoning                Zone 58  
HOA Fees            210  
HOA Fees Freq.    Annually

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