

## \$580,000 - 8604 217 Street, Edmonton

MLS® #E4452594

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

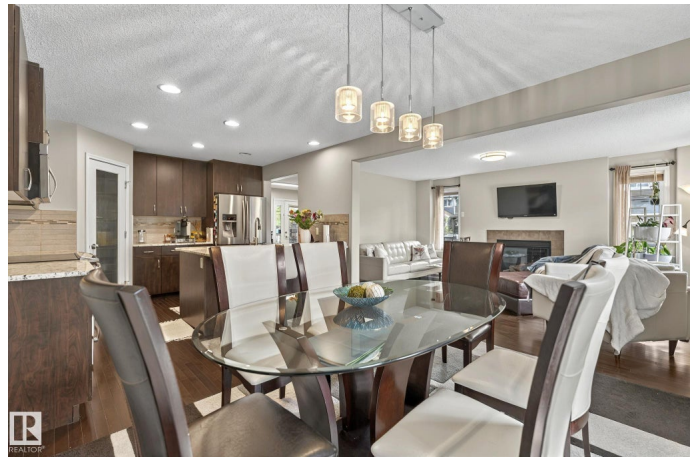
Rosenthal (Edmonton), Edmonton, AB

Gorgeous, one-of-a-kind homeâ€”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 chefâ€™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 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 make this home truly irresistible.

Built in 2014

### Essential Information

MLS® #	E4452594
Price	\$580,000
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                2  
Zoning                              Zone 58  
HOA Fees                         210  
HOA Fees Freq.                Annually

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