

\$565,000 - 8604 217 Street, Edmonton

MLS® #E4452594

\$565,000

4 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Gorgeous, one-of-a-kind home—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 chef'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 fruit shrubs 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 as well as school bus to your door for families with young kids, make this home truly irresistible.

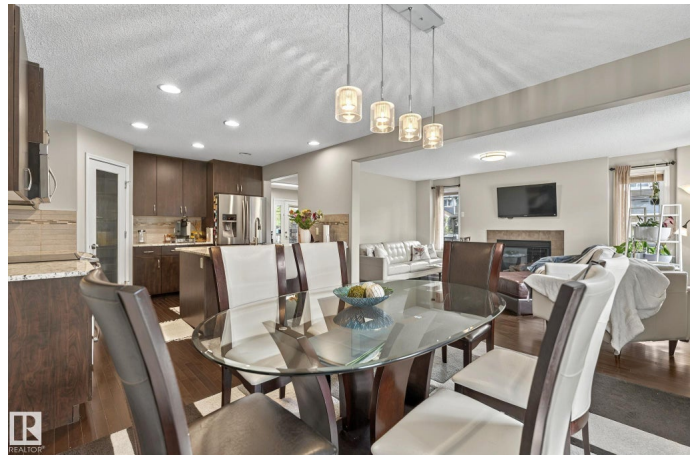
Built in 2014

Essential Information

MLS® # E4452594

Price \$565,000

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	16
Zoning	Zone 58
HOA Fees	210
HOA Fees Freq.	Annually

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