

## \$374,900 - 35 8209 217 Street, Edmonton

MLS® #E4450185

**\$374,900**

3 Bedroom, 3.50 Bathroom, 1,499 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Located in the well-maintained townhome community of Renew in Rosenthal, this fantastic home offers three levels of thoughtfully designed living space. The main floor welcomes you with a spacious foyer, leading into the kitchen with island and full pantry. The open-concept living and dining areas flow together, creating a comfortable setting for everyday life and gatherings. A two-piece bath completes this level. Upstairs, the private second floor features a large primary suite with full closet and ensuite bath. Two more bedrooms, a second full bath, and a convenient laundry closet with stacking machines complete this level. The wide upper hallway provides a sense of extra space. The lower level is finished with a generous rec room, wet bar or second kitchen area, full bathroom, utility area, and additional storage. A single attached garage adds everyday convenience. Low condo fees make this an excellent opportunity in a great location.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450185  |
| Price     | \$374,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,499             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35 8209 217 Street   |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6Z4              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 3                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Finished                                    |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 58         |
| Condo Fee      | \$267           |

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Listing information last updated on August 16th, 2025 at 2:47pm MDT