

## \$379,900 - 35 8209 217 Street, Edmonton

MLS® #E4446021

**\$379,900**

3 Bedroom, 3.50 Bathroom, 1,499 sqft  
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The Renew in Rosenthal is an amazing townhome community that is very well maintained. This home with a single attached garage offers three levels of comfortable, spacious living space with three bedrooms and FOUR bathrooms. The main level has a spacious foyer with closet, kitchen with island and full pantry. Living & dining room are open to each other creating a space that flows and accommodates family gatherings easily. Two pce. bath on this level. The lower level has a huge rec room with wet bar/ second kitchen area and a full bathroom. Utility are and extra storage complete this level. The private second floor has a large primary suite with full closet and full ensuite bath. A stacking laundry closet, second full bath and two more bedrooms complete this space. The upper hall is wide and offers extra space. This is a wonderful opportunity to buy an affordable townhome with LOW condo fees!

Built in 2015

### Essential Information

MLS® #	E4446021
Price	\$379,900
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 3rd, 2025
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Days on Market 3  
Zoning Zone 58  
Condo Fee \$267

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Listing information last updated on July 6th, 2025 at 8:02am MDT