

## \$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	33
Zoning	Zone 58
Condo Fee	\$267

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