

\$354,900 - 53 8209 217 Street, Edmonton

MLS® #E4447376

\$354,900

2 Bedroom, 2.50 Bathroom, 1,499 sqft
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Elevate your lifestyle in the highly sought-after Westend community of Rosenthal. This well-maintained end unit 2-bedroom, 2.5-bathroom townhouse with a single attached garage features a spacious, open-concept floor plan with 9' ceilings and hardwood flooring—perfect for entertaining. The kitchen is a chef's dream, boasting quartz countertops, built-in shelves, stainless steel appliances, and a pantry. Upstairs, you'll find the primary suite with a private ensuite and his-and-her closets. An additional generously-sized bedroom, a bonus room ideal for relaxation or entertainment, a full 4-piece bathroom, and convenient upper-level laundry complete the space. The unfinished basement is ready for your personal touch and customization. Located in a newer, well-maintained complex with exceptionally low condo fees, bus stop right across the street additionally enjoy the convenience of community amenities such as parks, ponds, a skating rink, and a splash park. A must-see property!

Built in 2015

Essential Information

| | |
|--------|-----------|
| MLS® # | E4447376 |
| Price | \$354,900 |



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| 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 | 53 8209 217 Street |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6Z4 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Asphalt |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Asphalt |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 56 |
| Zoning | Zone 58 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$265 |

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