

## \$749,900 - 8616 221 Street, Edmonton

MLS® #E4450398

**\$749,900**

6 Bedroom, 4.50 Bathroom, 1,394 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

MODERN HOME WITH LEGAL GARAGE SUITE ON A MASSIVE LOT—VERSATILITY, STYLE, AND INCOME POTENTIAL IN ONE PACKAGE! This stunning SINGLE FAMILY HOME in Rosenthal comes complete with a fully self-contained LEGAL GARAGE SUITE. The main home features an open-concept layout with a DREAM KITCHEN showcasing sleek cabinetry, stainless steel appliances, pantry, and generous dining space. Upstairs you'll find 3 SPACIOUS BEDROOMS including a primary suite with WALK-IN CLOSET and 4PC ENSUITE. The finished basement adds a REC ROOM, additional BEDROOM, 4PC BATH, and storage. Enjoy CENTRAL A/C, 9' ceilings, upgraded lighting, and thoughtful design touches throughout. The LEGAL GARAGE SUITE offers 2 bedrooms, a full kitchen, in-suite laundry, and separate entrance—perfect for MULTI-GENERATIONAL LIVING or reliable RENTAL INCOME. Ideally located near parks, schools, shopping, and major routes, this home delivers MODERN FUNCTIONALITY and SMART INVESTMENT in a growing community.

Built in 2017

### Essential Information

MLS® # E4450398



Price	\$749,900
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,394
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8616 221 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H7

### Amenities

Amenities	See Remarks
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	35
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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Listing information last updated on September 3rd, 2025 at 4:02pm MDT