

## **\$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	48
Zoning	Zone 58
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$265

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