

## **\$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 | 43              |
| Zoning         | Zone 58         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$265           |

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Listing information last updated on August 23rd, 2025 at 2:17am MDT