

## \$679,000 - 8427 216 Street, Edmonton

MLS® #E4448117

**\$679,000**

4 Bedroom, 2.50 Bathroom, 2,387 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Step into this stunning 2-storey, 2,300 sq. ft. home designed for both comfort and style! Featuring 4 spacious bedrooms upstairs plus a bonus room, perfect for growing families or savvy investors. The open-concept main floor offers a large great room with a gas fireplace, a bright breakfast nook, a gourmet kitchen with granite countertops, an island with sink, and a corner pantry. Rich hardwood and ceramic tile floors add elegance throughout. The luxurious primary suite upstairs features a two-sided gas fireplace, spa-like 5-piece ensuite, and walk-in closet. The upper level has 3 additional generously sized bedrooms, a 4-piece bath, and a convenient laundry room. The double-attached garage offers abundant space for parking and storage. Enjoy the low-maintenance backyard with peaceful walking distance pond views—ideal for relaxing evenings. Located just minutes from West Edmonton Mall, schools, spray parks, and exciting upcoming developments like the new Rec Centre and LRT expansion.

Built in 2015

### Essential Information

MLS® # E4448117

Price \$679,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,387                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8427 216 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4W2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 58         |

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