

## \$499,900 - 8906 217 Street, Edmonton

MLS® #E4448205

**\$499,900**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

2000 SQ.FT. DUPLEX IN ROSENTHAL WITH LEGAL SUITE POTENTIAL & BIG BACKYARD! Welcome to this EAST-FACING gem in the desirable ROSENTHAL COMMUNITY of Edmonton! This impressive 3 BED, 2.5 BATH DUPLEX WITH BONUS ROOM offers the perfect blend of COMFORT, LUXURY, AND INVESTMENT POTENTIAL. Step inside to discover 9 FT CEILINGS on both the MAIN FLOOR AND BASEMENT, a high-end BUILT-IN BOSCH APPLIANCES in the kitchen. Stay cool with CENTRAL A/C, and enjoy your mornings on the DECK OVERLOOKING A SPACIOUS BACKYARD - perfect for entertaining or family time. The SEPARATE SIDE ENTRANCE, 3 LARGE BASEMENT WINDOWS, and rough-ins make this home ready for a FUTURE 2-BEDROOM LEGAL SUITE. Whether you're planning to LIVE IN OR RENT OUT, the possibilities are endless! Additional upgrades include EPOXY FLOORING in both the GARAGE AND BASEMENT, a THOUGHTFUL, FUNCTIONAL LAYOUT throughout. Located just minutes from SCHOOLS, WHITEMUD DRIVE, ANTHONY HENDAY, and WEST EDM. Some images are virtually staged.

Built in 2018

### Essential Information



MLS® #	E4448205
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8906 217 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7C4

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2

Has Basement        Yes  
Basement            Full, Unfinished

**Exterior**

Exterior              Wood, Stone, Vinyl  
Exterior Features    Airport   Nearby,   Commercial,   Cul-De-Sac,   Fenced,   Golf   Nearby,  
Park/Reserve, Schools, Shopping Nearby  
Roof                   Asphalt Shingles  
Construction        Wood, Stone, Vinyl  
Foundation           Concrete Perimeter

**Additional Information**

Date Listed           July 16th, 2025  
Days on Market      3  
Zoning                Zone 58  
HOA Fees             116  
HOA Fees Freq.      Annually

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