

# \$369,900 - 35 8209 217 Street, Edmonton

MLS® #E4456345

## \$369,900

3 Bedroom, 3.50 Bathroom, 1,511 sqft  
Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover this fantastic townhome located in the highly sought-after Renew community in Rosenthal. featuring 3 spacious bedrooms and 3.5 modern bathrooms, The kitchen is bright with a island, pantry, and microwave hood fan.

Also includes a large rec room in the basement along with a 3 piece bath. This home offers the perfect blend of comfort and convenience. Enjoy the vibrant neighborhood, nearby amenities, and stylish living spaces designed for your lifestyle. Donâ€™t miss the opportunity to make this beautiful townhome your new home!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456345          |
| Price          | \$369,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,511             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35 8209 217 Street   |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6Z4              |

## Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck |
| Parking   | Single Garage Attached                 |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 58             |
| Condo Fee      | \$267               |

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Listing information last updated on September 17th, 2025 at 9:17pm MDT