

## \$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        14  
Zoning                    Zone 58

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