

\$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	6
Zoning	Zone 58
HOA Fees	116
HOA Fees Freq.	Annually

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Listing information last updated on July 22nd, 2025 at 2:17pm MDT