

## \$759,900 - 8412 218 Street, Edmonton

MLS® #E4455594

### \$759,900

3 Bedroom, 4.00 Bathroom, 2,502 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

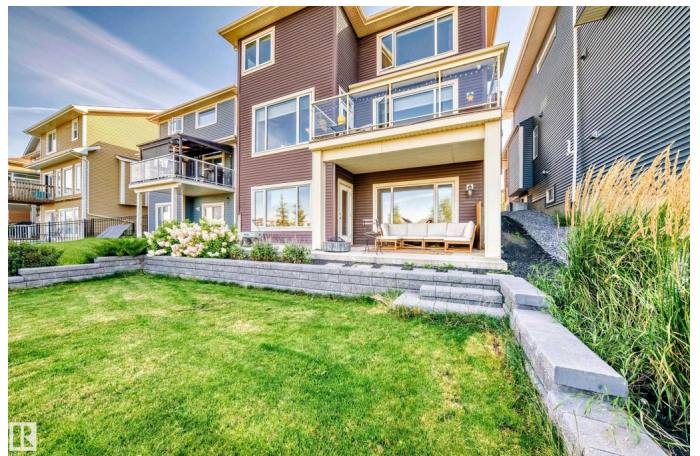
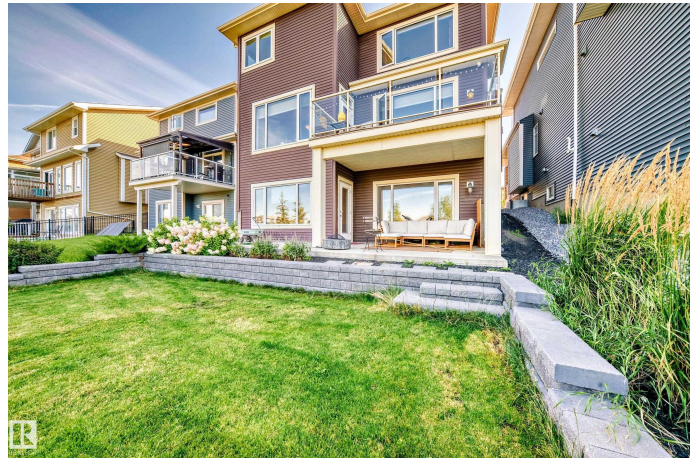
"Pond view" "Walkout" "Spacious 2500 Sqft Two Storey Home" "Finished Basement" "Full Bathroom on main flr" Suited in West Edmonton Rosenthal. The view as you enter this home is nothing short of breathtaking. The grand foyer is open to above, featuring 9' ceiling and hardwood floor throughout main level. The bright living room faces the lake, filling the home with natural light. Upgraded large open kitchen has loads of cabinetries space and walk through pantry. An office/bedroom and a FULL BATH complete the main level. The very large bonus room fits all your family needs. 3 big bedrooms at upstairs - master bedroom with walk-in closet & 5pc ensuite. WALKOUT BASEMENT finished with a huge open space perfect for kids to play indoor soccer plus a full bathroom. Beautifully landscaped backyard connecting you with the beautiful park and pond. The double attached garage with epoxy flooring completed the home. Quick access to all amenities including upcoming recreational center.

Built in 2014

### Essential Information

MLS® # E4455594

Price \$759,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,502                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8412 218 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4R9              |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Walkout Basement |
| 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           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Zoning         | Zone 58             |
| HOA Fees       | 120                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 2nd, 2025 at 8:32pm MDT