



## 8904 217 Street Edmonton AB

\$514,888

Welcome to this stunning half duplex located in the desirable Rosenthal community! With 1998 Sqft of thoughtfully designed living space, this home features 3 spacious BEDROOMS , 2.5 BATHROOMS AND BONUS ROOM. Step inside to find an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas. The kitchen is a chef's dream, equipped with a built-in microwave and oven. Convenience is key with an upstairs laundry room and generous closet space in each bedroom. Enjoy the comforts of AIR CONDITIONER and a WATER SOFTENER, as well as an epoxy-finished garage for added durability. With a SIDE ENTRANCE to the basement with 9ft Ceiling, this home provides additional accessibility and potential for future development. You'll love being just a short walk to the future RECREATION CENTER, parks, and SCHOOLS, with easy access to the Anthony Henday and Whitemud Freeway for effortless commuting. Huge pie shape backyard, gas line on deck, Glass railing, and much more.

Listing Presented By:



Originally Listed by:  
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