



## 8716 218 Street Edmonton AB

\$780,000

Welcome to this bungalow-style home in the community of Rosenthal. Walk into a bright & airy living area that seamlessly flows into the open-concept kitchen & dining space, ideal for entertaining guests or enjoying family meals. This home features stainless steel appliances ,4 beds & 3 baths with over 2500 sq. ft. of livable space. Primary bedroom has access door to the patio. Fully air-conditioned home with HRV system. Fresh coat of paint, new LVP flooring ,composite deck and surround sound rough ins in the basement . Another standout features is the walkout basement with a wet bar which not only adds valuable living space but also offers direct access to the picturesque pond, perfect for serene mornings and evening strolls along the walking trail. Easy access to Anthony Henday and QE2, convenient shopping and playground options nearby.

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty  
catherinemanigo00@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca