

## **\$575,000 - 8432 219 Street, Edmonton**

MLS® #E4445354

### **\$575,000**

3 Bedroom, 2.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this warm and family welcoming home in the sought-after Rosenthal community. A well maintained and smoke free home offering 3 bedrooms and 2.5 bathrooms. Main floor offers a bright living room with gas fireplace, dining and kitchen plus a den which you can easily turn into a home office, leisure room, secondary living area or home library (your choice). In the upper floor, you will find your primary bedroom with 4 piece ensuite bathroom, 2 more bedrooms, a hallway full bathroom and a roomy bonus room. Wall studs are already installed in the basement ready for your 4th bedroom, 3rd full bathroom and extra living spaces. Easy access to major highways and few minutes drive from schools and shopping areas. Walking distance to playgrounds, walking trails and parks.

Built in 2015

### **Essential Information**

MLS® #	E4445354
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,931
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8432 219 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E1

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	49
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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