

# **\$249,900 - 215 1004 Rosenthal Boulevard, Edmonton**

MLS® #E4448394

**\$249,900**

2 Bedroom, 2.00 Bathroom, 778 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This bright and stylish 2-bedroom, 2-bathroom condo offers a smart, functional layout with 9 ft ceilings, designer lighting, and quartz countertops throughout. The open-concept kitchen is a standout, featuring a large island with flush eating bar, stainless steel appliances, full-height backsplash, gorgeous brown cabinetry, a pantry, and plenty of storage. The primary bedroom is with his & hers mirrored walk-through closets and a private 3-piece ensuite featuring a walk-in shower. The second bedroom is located on the opposite side of the suite, next to the 4-piece main bathroom—perfect for guests or roommates. Beautiful laminate flooring runs through the entry, dining, kitchen, and living room, while carpet adds comfort in the bedrooms and tile provides durability in the bathrooms. Two titled parking stalls: one underground heated stall (#151) with storage cage, and one surface stall (#14) with plug-in. Building amenities include a social room with billiards, a gym, and guest suite.

Built in 2014

## **Essential Information**

MLS® # E4448394

Price \$249,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 778                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 215 1004 Rosenthal Boulevard |
| Area        | Edmonton                     |
| Subdivision | Rosenthal (Edmonton)         |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5T 7C6                      |

### Amenities

|               |                                                                                                                                                                   |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage-In-Suite |
| Parking       | Heated, Stall, Underground                                                                                                                                        |
| Is Waterfront | Yes                                                                                                                                                               |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                   |
| Stories           | 4                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                             |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Playground |

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof         | Flat                                                                 |
| Construction | Wood, Metal, Stucco                                                  |
| Foundation   | Concrete Perimeter                                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 58         |
| HOA Fees       | 115.5           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$476           |

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Listing information last updated on August 4th, 2025 at 1:47am MDT