

## **\$799,000 - 8616 221 Street, Edmonton**

MLS® #E4450398

**\$799,000**

6 Bedroom, 4.50 Bathroom, 2,190 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

HOUSE & GARAGE SUITE ON MASSIVE LOT! - MODERN DESIGN, VERSATILE LIVING, AND INCOME POTENTIAL! Welcome to this beautiful SINGLE FAMILY HOME in Rosenthal — complete with a fully self-contained LEGAL GARAGE SUITE. The main home offers an open-concept layout with stylish finishes throughout, including a DREAM KITCHEN featuring sleek cabinetry, stainless steel appliances, a pantry, and generous dining space. Upstairs, discover 3 SPACIOUS BEDROOMS including a primary suite with WALK-IN CLOSET and 4PC ENSUITE. The basement is finished with an additional BEDROOM, REC ROOM, 4PC BATH, and ample storage. Enjoy added value with CENTRAL A/C, 9'™ ceilings, upgraded lighting, and thoughtful storage solutions. The LEGAL GARAGE SUITE features 2 bedrooms, a full kitchen, in-suite laundry, and separate entrance — ideal for MULTI-GENERATIONAL LIVING or steady RENTAL INCOME. Conveniently located near parks, schools, shopping, and major roadways — this home offers MODERN FUNCTIONALITY and SMART INVESTMENT wrapped into one!

Built in 2017

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4450398               |
| Price          | \$799,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,190                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8616 221 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Detached |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 58         |
| HOA Fees       | 110             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 7:32am MDT