

## **\$599,900 - 13 8132 217 Street, Edmonton**

MLS® #E4445447

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to prestigious Village on the Lakes @ Rosenthal. Built by Parkwood Homes, this stunning bungalow townhome condo has a superior design with all the bells & whistles you need to LIVE COMFORTABLY. Incredible west-facing LAKE VIEWS from its FINISHED WALK-OUT BASEMENT complimented by lower concrete patio PLUS massive rec room, gas fireplace, bdrm, flex space, den, 4pc bath & abundance of storage. Main level is equally impressive w/jaw dropping design & openness. Welcoming foyer, front office & vaulted ceilings floods space w/great natural light. Incredible kitchen boasts eat-on centre island, granite countertops, hi-end SS appliances, under-mount lighting, espresso cabinetry & dining/living area with the most serene upper-level deck & breathtaking views. Convenient laundry room w/cabinetry & access to attached oversized garage (w/taps). Owner's suite w/ensuite featuring dual sinks, private stall & WIC. Close to Casino, all amenities & easy access to Anthony Henday for effortless commutes. New shingles!

Built in 2015

### **Essential Information**

MLS® # E4445447

Price \$599,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 8132 217 Street   |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S1              |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Television Connection, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                                       |
| Is Waterfront  | Yes                                                                                                                                          |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Insert, Mantel, Tile Surround                                                                                                                            |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                               |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                               |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 58        |
| HOA Fees       | 100            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$441          |

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Listing information last updated on August 5th, 2025 at 9:47pm MDT