

\$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

MODERN DESIGN, VERSATILE LIVING, AND INCOME POTENTIAL! Welcome to this beautifully designed 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, 9â€™™ 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® #

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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	2
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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