

## \$529,900 - 8920 218 Street, Edmonton

MLS® #E4449170

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,667 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to "The Tennyson" by Lincolnberg Master Builder's 2-Storey home in the desirable West End community of Rosenthal. This 3 BED 2.5 BATH, 1667 Sq.ft home comes with DETACHED DOUBLE GARAGE 20x20 and sits on a DESIRABLE PIE LOT of 4,423 Sq.ft. offering SPACIOUS LAYOUT with LUXURY UPGRADES. On the main level you'll find a chef's kitchen w/ GRANITE COUNTERTOP, SS Appliances, SS Sink, AMPLE counter space, Upgraded cabinet hardware & RAISED BAR seating. The GENEROUS sized living space and designated dining area are flooded with NATURAL LIGHT from big windows throughout. Additionally, a large "mudroom" style back entrance, half bathroom & a DEN tie the main floor together with HARDWOOD FLOORS throughout. Upstairs offers 3 BEDROOMS including a primary with WALK-IN-CLOSET & ENSUITE featuring a corner SOAKER tub w 6 JETS & standing shower. Other 2 bedrooms are well laid out to access the additional FULL bath. Other Upgrades: LED stair lights, Upgraded bath accessories, large deck, air conditioning and more!

Built in 2014

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4449170               |
| Price          | \$529,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,667                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8920 218 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4R8              |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home |
| Parking   | Double Garage Detached                                                                  |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                 |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 58         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 2:02pm MDT