

## \$469,000 - 9016 218 Street, Edmonton

MLS® #E4435859

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,460 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained two-storey home in the desirable West End community of Rosenthal. The main floor features rich hardwood and tile flooring, a convenient powder room, and a bright, open-concept layout filled with natural light. The kitchen is a showstopper with a pantry, granite countertops, and premium stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite, along with two additional bedrooms and a modern main bathroom. The basement, with its 9-foot ceilings, offers ample potential for future development. Outside, enjoy a beautifully landscaped and fully fenced yard with a large two-tiered deck and a charming gazebo—ideal for summer gatherings. The oversized double detached garage features 9-foot walls and an 8-foot door, providing plenty of room for vehicles, tools, and storage.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435859  |
| Price     | \$469,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,460                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9016 218 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6Z5              |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Fire Pit, Gazebo, Hot Tub, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                    |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Back Lane, Fenced, Landscaped, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 84             |
| Zoning         | Zone 58        |
| HOA Fees       | 115.5          |
| HOA Fees Freq. | Annually       |



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Listing information last updated on August 3rd, 2025 at 7:47pm MDT