

\$749,900 - 8616 221 Street, Edmonton

MLS® #E4450398

\$749,900

6 Bedroom, 4.50 Bathroom, 1,394 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

MODERN HOME WITH LEGAL GARAGE SUITE ON A MASSIVE LOT—VERSATILITY, STYLE, AND INCOME POTENTIAL IN ONE PACKAGE! This stunning SINGLE FAMILY HOME in Rosenthal comes complete with a fully self-contained LEGAL GARAGE SUITE. The main home features an open-concept layout with a DREAM KITCHEN showcasing sleek cabinetry, stainless steel appliances, pantry, and generous dining space. Upstairs you'll find 3 SPACIOUS BEDROOMS including a primary suite with WALK-IN CLOSET and 4PC ENSUITE. The finished basement adds a REC ROOM, additional BEDROOM, 4PC BATH, and storage. Enjoy CENTRAL A/C, 9'™ ceilings, upgraded lighting, and thoughtful design touches throughout. The LEGAL GARAGE SUITE offers 2 bedrooms, a full kitchen, in-suite laundry, and separate entrance—perfect for MULTI-GENERATIONAL LIVING or reliable RENTAL INCOME. Ideally located near parks, schools, shopping, and major routes, this home delivers MODERN FUNCTIONALITY and SMART INVESTMENT in a growing community.

Built in 2017

Essential Information

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Price	\$749,900
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,394
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	51
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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