

\$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	37
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 3:02pm MDT