



Edmonton **58 Rosenthal (Edmonton)** **LP:** \$539,900
8803 218 ST NW NW **SP:** M

ACTIVE

| | | | |
|-----------------------|------------------------|----------------------|----------------|
| Type: | Detached Single Family | Listing ID#: | E4220284 |
| Style: | 2 Storey | Bdrms Above: | 4 |
| Year Built: | 2013 | Bdrms Total: | 4 |
| Full Baths: | 2 | Basement: | Full |
| Half Baths: | 1 | Bsmnt Dev: | Fully Finished |
| Tot A.G. SqFt: | 2,377.98 | Tot A.G. SqM: | 220.92 |

Ready to move in and kick back? Rich hardwood welcomes you to the main floor featuring 9ft ceilings, 2pc bath, and a private office with French doors so you can balance working from home and making the most of the open concept kitchen and living space. You won't find any shortage of opportunities to entertain – host summer BBQs on the spacious composite deck and beat the heat with central A/C, spend nights sharing stories at the generous granite island or watch a game in the finished basement with ample room for activities. Upstairs you will find the comforts of all 4 bedrooms, a 5pc bath and bonus room with views of Rosenthal Park. Treat yourself in the impressive master suite - boasting a glassed-in shower and soaker tub complete with double-sided fireplace. The added space of a tandem garage means parking for up to 3 cars or room for your work bench and toys. With easy access to walking trails, shopping and amenities, there's nothing left to do but enjoy all of the features your new home has to offer!!

Directions:

Virtual Tour: <https://vimeo.com/476082312>

Brochure: <http://www.8803-218st.com>

| | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | Level | SqM | SqFt |
|-----------------------|-----------------------------------------------|-----|----------------------|-----|-----|-----|------------------------|--------|----------|
| Baths: | 0 | 1 | 0 | 0 | 1 | 0 | Main: | 94.76 | 1,020.00 |
| Ensuite Baths: | | 0 | 0 | 0 | 1 | 0 | Uppr: | 126.16 | 1,357.99 |
| Finish Levels: | 3 | | | | | | AbGd: | | |
| Fireplace Y/N: | Y Fireplace Type: Double Sided, Insert | | | | | | Lowr: | | |
| Parking: | Double Garage Attached, Over Sized | | | | | | Fireplace Fuel: | Gas | |
| Garage Dim: | 19'x12'/30' | | Prk Encl/Ttl: | | 3 / | | BIGd: | 73.67 | 792.98 |
| | | | | | | | Total A.G.: | 220.92 | 2,377.98 |

| | | | | | | | | |
|---------------------|-----------|---|-------------------------|-----------|---|---------------------------|-----------|---|
| Living Room: | 4.61x3.91 | M | Primary Bedroom: | 4.36x3.94 | U | Second Family Room | 7.24x7.34 | B |
| Dining Room: | 3.00x3.09 | M | Bedroom 2: | 3.49x3.04 | U | Laundry Room | 1.92x2.00 | U |
| Kitchen: | 3.85x3.80 | M | Bedroom 3: | 3.36x3.02 | U | | | |
| Family Room: | | B | Bedroom 4: | 3.35x3.02 | U | | | |
| Den: | 2.48x3.36 | M | | | | | | |
| Bonus Room: | 4.13x3.56 | U | | | | | | |

| | | | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Flooring: | Carpet, Ceramic Tile, Hardwood | Foundation: | Concrete |
| Construction: | Wood Frame | Heating Type: | Forced Air-1 |
| Roof: | Asphalt Shingles | Heat Source: | Natural Gas |
| Exterior: | Stone, Vinyl | Features: | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Vacuum System-Roughed-In |
| Site Influences: | Landscaped, No Back Lane, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby, Partially Fenced | | |

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|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------|
| Goods Included: | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer | Restrictions: | Restrictive Covenant-Bldg, Utility Right Of Way |
| | | Goods Excluded: | All curtains |

Warranty:

Elem School: Laperle School **Jr. High School:** Michael Phair School **Sr High School:** Jasper Place

| | | | |
|------------------------|--|-------------------------|-----------------|
| Condo Name: | | Condo Fee Incld: | |
| Condo Fee: | | HOA Fee: | \$100.00 |
| Floor Location: | | Floor Number: | |
| Balcony/Terrace | | Unit Exposure: | |
| | | HOA Fee Incl: | Amenities w/HOA |

| | | | | | |
|----------------------|---------------------------|-----------------------|------------|---------------------|------|
| Total Lot M2: | 413.03 | Lot Shape: | Pie Shaped | Lot Dimen: | |
| Frontage: | 10.70 | Depth: | 35.00 | Zoning: | RSL |
| Conform: | Real Property Report With | Conform Yr: | 2020 | Front Expos: | West |
| Taxes: | \$4,867.99 2020 | Local Improve: | | | |