

# \$1,588,000 - 8715 219 Street, Edmonton

MLS® #E4437505

**\$1,588,000**

5 Bedroom, 5.50 Bathroom, 3,722 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Living in The Estates of Rosenthal â€“ Pond Views & Triple Garage, completed in 2025, with over 5452 sq.ft. of developed living space, 5 bdr & 6.5 baths, this beautifully designed property blends functionality with high-end living, ideal for large or multigenerational families. Open-concept main floor featuring a spacious living area, stylish kitchen, & dining spaceâ€”perfect for entertaining. A rare main floor bedroom with full bath adds flexibility, while a dedicated office with separate exterior entrance makes working from home effortless. Upstairs, a bonus room open to below provides a bright, airy retreat for relaxing or gathering. Upstairs you will find 3 more generous bedrooms, including a luxurious primary suite with walk-in closet & spa-inspired ensuite, bonus room, & laundry. Fully finished basement is built for fun & function, complete with a theatre room additional living space, & a full bathroomâ€”ideal for movie nights or a home gym. Outside you have quick access to walking trails, parks, schools.

Built in 2025

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4437505    |
| Price    | \$1,588,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,722                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8715 219 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7E3              |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking       | Triple Garage Attached   |
| Is Waterfront | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-2, Water   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Backs Onto Lake, Not Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 93             |
| Zoning         | Zone 58        |
| HOA Fees       | 115.5          |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 21st, 2025 at 1:17pm MDT