

# 8704-217 STREET

EDMONTON, AB T5T | MLS #: E4151185

**\$478,000** | 4 BEDS | 4 BATHROOMS | 2300 SQUARE FEET



View Online: <http://www.pfretour.com/85727>

Custom design, reminiscent of a Vancouver style build. This home offers a main floor separate entrance to private quarters w/ full bath for your extended family, long term guests, a student a home business. Extra sound insulation was added for sound proofing. This unique layout is built w/ a busy family in mind. Smart upgrades like air conditioning for those hot nights & triple pane windows complete w/ upgraded window coverings to keep it warm in the winter w/ improved efficiency. The backyard is landscaped & 'decked' out to please... beautiful blooming trees & shrubs, flowers, vegetable beds w/ happy little birds. Enjoy a glass of red on your private covered deck! Rosenthal has a splash park, playground, snow hills & ample walking trails along the serene lakes to enjoy. Walking distance to shopping, dining, schools and the upcoming state of art High school, community rec centre & library complex that will be a model for the city. This home is priced to sell and offers great value for ...



## AGENT INFORMATION

### Jennifer Kennedy

P: 780-485-3010  
M: 780-920-0709  
License # KENNEDY Real Estate  
[jen@kennedyrealestate.ca](mailto:jen@kennedyrealestate.ca)  
[www.kennedyrealestate.ca](http://www.kennedyrealestate.ca)



**KENNEDY Real Estate**  
100 8615-149st  
Edmonton, AB T5R 1B3

## ABOUT JENNIFER KENNEDY

Kennedy Real Estate is the premier independent full-service brokerage team in Edmonton. Leveraging its innovation, brand recognition, real estate vision and tremendous resources, Kennedy Real Estate delivers a level of distinctive services unparalleled in the industry. By adhering to Kennedy's standards of best-in-class talent, personalized service, superior quality, attention to detail and inn...

## PHOTOGRAPHY BY:

KENNEDY Real Estate  
[www.kennedyrealestate.ca](http://www.kennedyrealestate.ca)