

# **\$1,099,998 - 7505 Rowland Road, Edmonton**

MLS® #E4441676

**\$1,099,998**

5 Bedroom, 4.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to Rowland Road! Just off the River Valley, 1 block to a park! Rooftop patio downtown and river valley views define this exquisite, remarkable 2391 above ground and 3262 square ft total living area, 3 outdoor spaces, 5 bed 5 baths home! Built Green by Urban Pioneer infill this is NOT a skinny home! The 1011 square ft main floor includes a GORGEOUS dream kitchen with tons of storage and seating as well as breathtaking front open riser stairwell featuring an open to below with high end finishing. The 1057 square ft 2nd floor, features a secondary patio, 2 large secondary beds, small bonus area, laundry room, huge vaulted ceiling primary bedroom and spa like 5 piece ensuite! The 322 square ft 3rd floor includes a wet bar area, half bath and rooftop patio. The open area upstairs is flexible for your imagination! The home is finished off with 2 beds and full bath in the fully completed 872 square ft basement. Add in an oversized 22 deep by 21.5 wide garage and you have yourself an absolute dream home!

Built in 2025

## **Essential Information**

MLS® # E4441676

Price \$1,099,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,391                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 7505 Rowland Road         |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3W4                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, Patio, Vinyl Windows, HRV System, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Hood Fan, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding   |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Public Transportation, River Valley View, River View, Schools, View Downtown |

|              |   |
|--------------|---|
| Roof         | Asphalt Shingles                        |
| Construction | Wood, Brick, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter                      |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Forest Heights School |
| Middle     | Hardisty School       |
| High       | Mcnally High School   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 19         |

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Listing information last updated on June 17th, 2025 at 6:32am MDT