

# **\$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	5
Zoning	Zone 19

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