

# **\$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

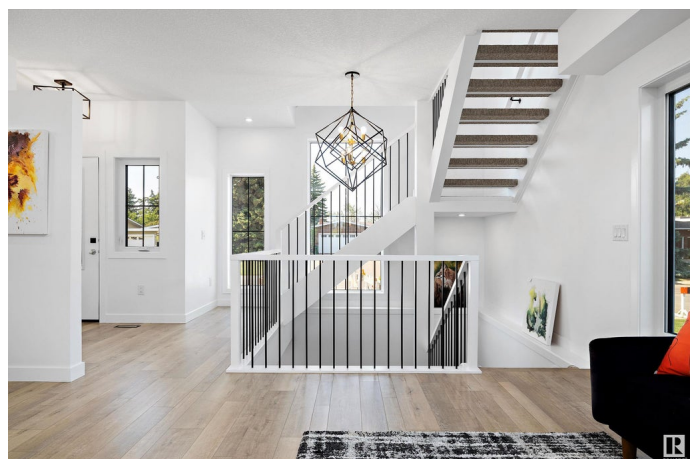
Exclusive Rowland Rd! This stunning, 2,391 sq ft home plus 872 sq ft finished basement offers a wide, light-filled main floor with open-to-below feature, open riser stairs, and a waterfall island that radiates luxury. The chef's kitchen offers a gas stove, walk-in pantry, and seating bar. Main floor also includes a half bath, dining room with huge south windows, and a mudroom leading to the LANDSCAPED yard, patio and OVERSIZED double garage. Upstairs, enjoy vaulted ceilings in the primary suite with spa-like ensuite (wet room, water closet and 2 sinks), 2 more bdrms, laundry, and a reading nook with patio access. The show-stopping 3rd floor loft has river valley/downtown views, a wet bar, half bath, and ROOFTOP patio—perfect for entertaining! The basement has 9' ceilings, 2 large bdrms, full bath, and family room. Includes: A/C, hot water on demand, solar rough-in, high-eff 2-stage furnace, AB NEW HOME WARRANTY. Built Green by Urban Pioneer Infill! This home is turnkey! Seller Financing cond. available.

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, Over Sized

### 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	35
Zoning	Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 5:02pm MDT