

## \$849,998 - 7509 Rowland Rd, Edmonton

MLS® #E4442502

**\$849,998**

3 Bedroom, 2.50 Bathroom, 2,021 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to Rowland Road, amazing location in one of the most beautiful areas in Edmonton, right next door to the River Valley, a children's play park a block away. This is the home you have been waiting for! This is currently under construction and will be ready in Late October to Early November 2025.

Interior Color Selections still possible. Built Green by top Edmonton Infill build Urban Pioneer Infill. 2021 Total square footage, 1037 on the main floor and 984 square feet upstairs. This 3bed, 3bath home is 19 feet wide. Home will include features like a 2nd floor front patio, glass office on the main floor, wide open floor plan with huge living and dining area. Garage and landscaping will be included. \$5500.00 Appliance credit to be provided. Please see neighboring home for finishing quality.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442502  |
| Price          | \$849,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,021     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 7509 Rowland Rd           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3W4                   |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                                |
| Exterior Features | Back Lane, Landscaped, Public Transportation, River Valley View, River View, Schools, View Downtown |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Asphalt, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 1               |
| 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 June 15th, 2025 at 2:17pm MDT