

# **\$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 from every direction 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 finished 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!

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 | 27              |
| Zoning         | Zone 19         |

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Listing information last updated on July 8th, 2025 at 5:17am MDT