

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

MLS® #E4462878

**\$849,998**

3 Bedroom, 2.50 Bathroom, 2,021 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Completion Date: November 20, 2025

Experience luxury living in one of Edmonton's most sought-after communities Forest Heights! Located on the quiet and picturesque Rowland Road. This 2,020 sq. ft. custom-built home offers a perfect blend of elegance, comfort, huge bedroom sizing and modern design in an unbeatable location. The main floor showcases high-end finishes, a spacious kitchen with an oversized island, and a dedicated office with glass doors.

Basement has a side entry and 3 windows. Upstairs, you'll find two generously sized bedrooms, including a second bedroom with a walk-in closet, and a stunning primary suite featuring a large walk-in closet, a spa-inspired ensuite, and a private balcony with breathtaking views of downtown Edmonton and the River Valley. This is a rare opportunity to own a brand-new home in an established, tree-lined neighbourhood just minutes from downtown, the river trails, and top-rated schools.

Built in 2025

### Essential Information

MLS® # E4462878

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

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Instant, Green Building, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Brick, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                                                             |

|              |                             |
|--------------|-----------------------------|
| Construction | Wood, Asphalt, Brick, Vinyl |
| Foundation   | Concrete Perimeter          |

**School Information**

|        |                       |
|--------|-----------------------|
| Middle | Forest Heights School |
| High   | Hardisty Junior High  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 19            |

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Listing information last updated on October 31st, 2025 at 1:32am MDT