

## \$999,998 - 7505 Rowland Road, Edmonton

MLS® #E4461403

**\$999,998**

5 Bedroom, 4.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

PRICED PERFECTLY. This is one of Edmonton's finest locations in the best part of Forest heights. With 5 beds, 5 baths, and nearly 3,281 sq ft of finished living space, including a FULLY FINISHED BASEMENT. Enjoy downtown views from your ROOFTOP PATIO and immediate access to scenic walking trails right outside your door. With PREMIUM FINISHES throughout, The chef's kitchen boasts a large island, gas range, stainless steel appliances, and a walk-in pantry, flowing seamlessly into the spacious living room. Up a floor, the primary suite features a spa-inspired ensuite and walk-in closet, along with two additional bedrooms. The showstopping third floor offers a private entertainment space with wet bar and bathroom. The basement adds two more bedrooms, a full bath, and a generous bonus room. There is also an oversized double garage, rear patio and 843 square foot yard! Home is certified green built and under Alberta New Home Warranty. A/C included.

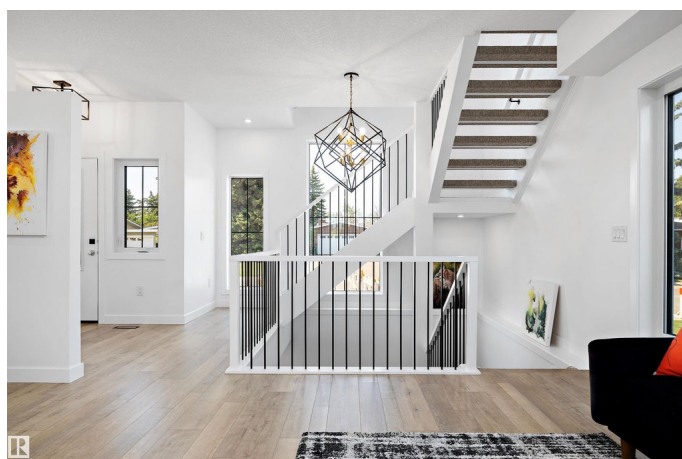
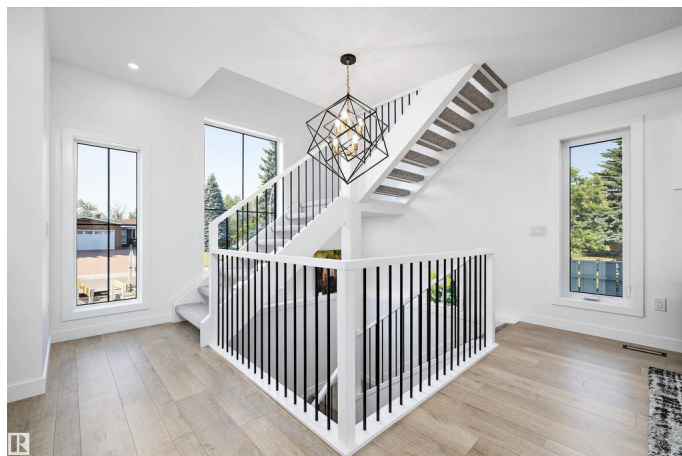
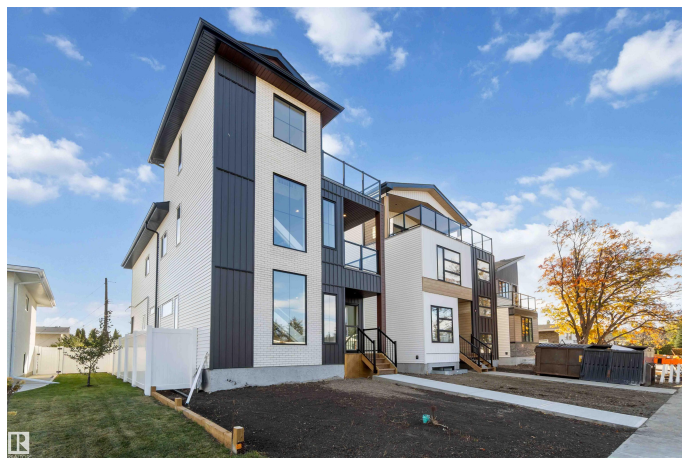
Built in 2025

### Essential Information

MLS® # E4461403

Price \$999,998

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          | 3 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, HRV System, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                       |
| Parking        | Double Garage Detached, Over Sized                                                                                      |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Garage Control, Garage Opener, Refrigerator-Energy Star, Stove-Countertop Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 4                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Brick, Vinyl                                                                                  |
| Exterior Features | Back Lane, Fenced, Public Transportation, Ravine View, River Valley View, River View, Schools, View Downtown |

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

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Forest Heights School |
| Middle     | Hardisty School       |
| High       | McNally High School   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 26                |
| 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 November 3rd, 2025 at 5:02pm MST