\$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.



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 2

Zoning Zone 19

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