

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

MLS® #E4461403

**\$999,998**

5 Bedroom, 4.00 Bathroom, 2,391 sqft  
Single Family on 0.00 Acres

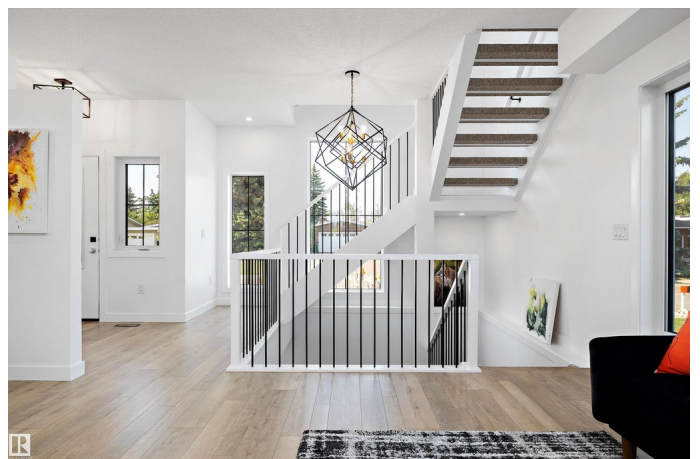
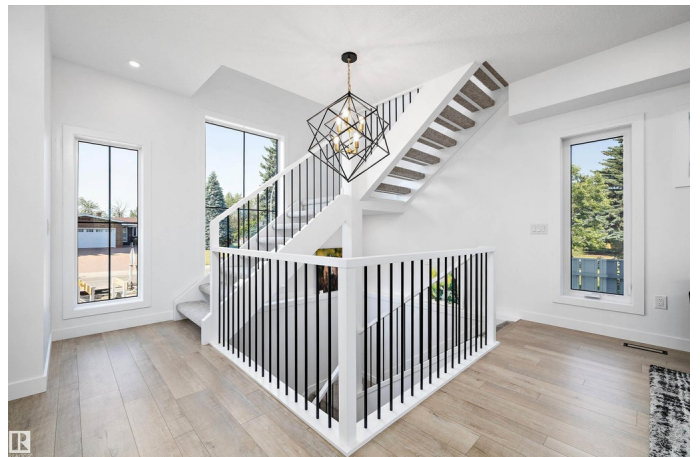
Forest Heights (Edmonton), Edmonton, AB

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	27
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 4th, 2025 at 12:47am MST