

## \$499,000 - 8818 Rowland Road, Edmonton

MLS® #E4445779

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Prime location in the vibrant heart of Riverdale  
â€“ where your neighbours become family.

The main floor boasts a spacious, light-filled living area with gleaming hardwood, featuring a cozy gas fireplace, and tons of room for all your guests and house plants. The timeless kitchen with maple cabinetry, eat up bar, and SS appliances mean this home is truly turnkey.

A generous dining room with access to your private back deck is ideal for entertaining.

Three well-appointed bedrooms await, with the large primary suite offering ample closet space & a convenient two-piece ensuite. The

professionally finished basement includes an expansive recreation room & a versatile den,

ideal for work or relaxation. Step outside to a charming deck, a fenced yard, an oversized

single garage, and a convenient parking pad.

Nestled near top-rated schools, a short walk to the scenic river valley, â€œAccidental

Beachâ€•, & public transit. This exceptional

family home invites you to experience one of Edmontonâ€™s finest communities.

Built in 2001

### Essential Information

MLS® # E4445779

Price \$499,000

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,460
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8818 Rowland Road
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3W4

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, Parking Pad Cement/Paved, RV Parking, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	RIVERDALE; ST. TERESA
Middle	SPRUCE AVE; ST. ALPHNS
High	VICTORIA; ST. JOSEPH

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	52
Zoning	Zone 13

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