

# **\$1,059,998 - 7505 Rowland Road, Edmonton**

MLS® #E4451307

**\$1,059,998**

5 Bedroom, 4.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

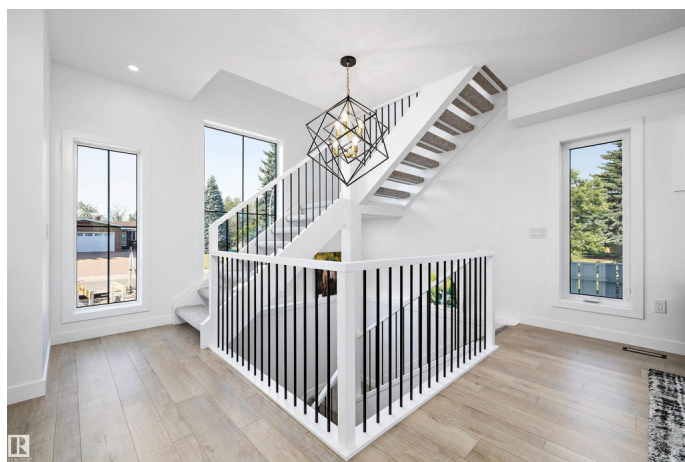
Forest Heights (Edmonton), Edmonton, AB

Amazing location, this brand new Rowland Rd 5 bed, 5 bath home offers 3263 sq of finished living space. Not a skinny home. Enjoy high ceilings on every floor! The main floor is flooded with natural light and features open-to-below design, open riser stairs, and a striking waterfall island. The chef's kitchen boasts high-end finishes, gas stove, and walk-in pantry. Elegant dining area with expansive south windows. Mudroom leads to a private patio and oversized double garage. The 2nd floor has a vaulted primary suite with spa-inspired ensuite (wet room, dual sinks, water closet), beds 2 and 3, full bath, laundry, and a reading nook with patio. The show-stopping 3rd floor loft offers river valley & downtown views, wet bar, half bath, and rooftop patio. The 872 sq ft Basement features a large family room, 2 beds & full bath. Includes A/C, on-demand hot water, solar rough-in, high-eff 2-stage furnace & Alberta New Home Warranty. Built Green by Urban Pioneer Infill. Seller financing available.

Built in 2025

## **Essential Information**

MLS® #	E4451307
Price	\$1,059,998
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., Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Wet Bar, 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, Hood Fan, Refrigerator-Energy Star, Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public

	Transportation, River Valley View, Schools, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Forest Heights School
Middle	Hardisty School
High	McNally High School

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	26
Zoning	Zone 19

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Listing information last updated on August 31st, 2025 at 11:32am MDT