# \$509,900 - 842 Rowan Close, Edmonton

MLS® #E4452059

### \$509,900

3 Bedroom, 2.50 Bathroom, 1,707 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully designed home offers style, space, and over \$25,000 in thoughtful upgradesâ€"perfect for modern living or future investment. Featuring upgraded 9' foundation walls and a convenient side entrance, this layout is ideal for families or buyers considering future suite development. The spice kitchen adds function and flexibility for everyday cooking, while the main kitchen and living area are open, bright, and built for entertaining. The home is suite-ready, with rough-ins for future development including two 220V plugs, plumbing for a kitchen, washer, and bathroom, plus heating rough-ins for both range and bath. Added touches like the upgraded paint-grade maple handrail with stylish metal spindles elevate the main floor's modern appeal. Perfectly blending comfort and potential, this home is a standout choice for buyers looking for long-term value.



Built in 2025

**Bathrooms** 

#### **Essential Information**

MLS® # E4452059
Price \$509,900
Bedrooms 3

2.50

Full Baths 2

Half Baths 1

Square Footage 1,707

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 842 Rowan Close

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3J4

## **Amenities**

Amenities See Remarks

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Hood Fan

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

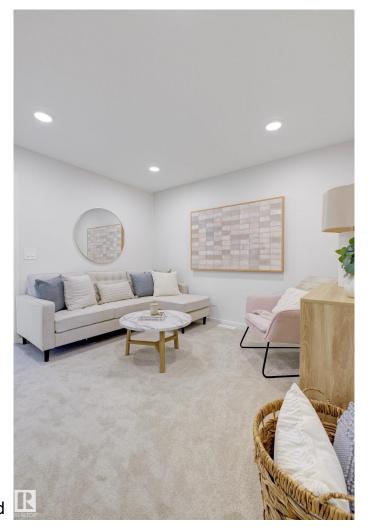
Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 8th, 2025

Days on Market 82



Zoning Zone 53



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