

## \$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.

Built in 2025

### 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	1
Zoning	Zone 19

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Listing information last updated on June 15th, 2025 at 2:02pm MDT