

# \$1,030,000 - 7505 Rowland Road, Edmonton

MLS® #E4451307

**\$1,030,000**

5 Bedroom, 4.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

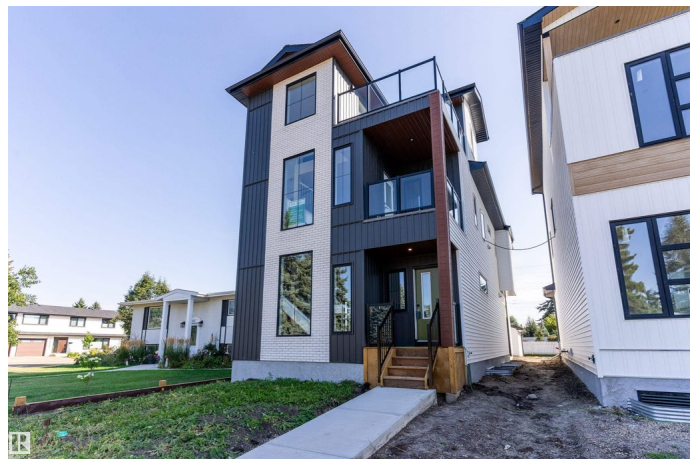
Discover this brand new, custom-built luxury home in sought after Forest Heights, nestled on one of Edmonton's most beautiful and quiet streets right next to the River Valley. With 5 beds, 5 baths, and nearly 3,281 sq ft of finished living space, every detail has been thoughtfully designed with elegance and quality. Enjoy downtown views and immediate access to scenic walking trails right outside your door. 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 comes with 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 and ROOFTOP PATIO! The fully finished basement adds two more bedrooms, a full bath, and a generous bonus room. There is also an oversized double garage! This is a rare opportunity to own a move-in ready luxury home in a prime location!

Built in 2025

## Essential Information

MLS® # E4451307

Price \$1,030,000



|                |                        |
|----------------|------------------------|
| 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 | 51               |
| 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 September 25th, 2025 at 8:32am MDT