

# **\$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

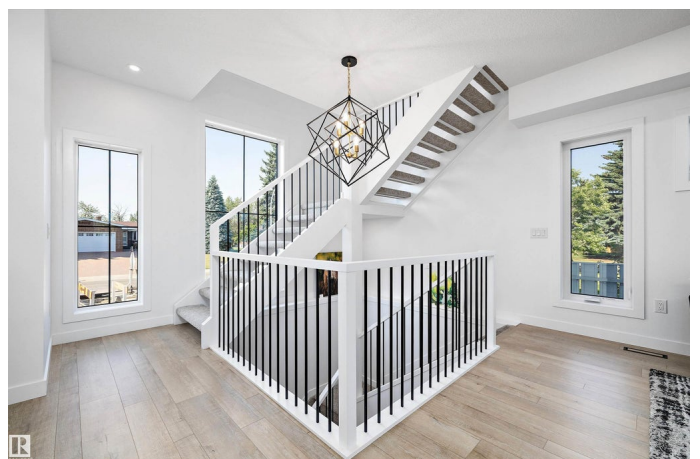
Luxury lives here. This brand new Rowland Rd 5 bed, 5 bath home offers 3263 sq of finished living space. Not a skinny home. Enjoy high ceilings on every floor! The main floor is flooded with natural light and features open-to-below design, open riser stairs, and a striking waterfall island. The chef's 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. Homes next door finishing in late Sept.

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 | 14               |
| Zoning         | Zone 19          |

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Listing information last updated on August 19th, 2025 at 7:32pm MDT