\$999,998 - 7505 Rowland Road, Edmonton

MLS® #E4461403

\$999,998

5 Bedroom, 4.00 Bathroom, 2,391 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

PRICED PERFECTLY. This is one of Edmonton's finest locations in the best part of Forest heights. With 5 beds, 5 baths, and nearly 3,281 sq ft of finished living space, including a FULLY FINISHED BASEMENT. Enjoy downtown views from your ROOFTOP PATIO and immediate access to scenic walking trails right outside your door. With PREMIUM FINISHES throughout, 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 features 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. The basement adds two more bedrooms, a full bath, and a generous bonus room. There is also an oversized double garage, rear patio and 843 square foot yard! Home is certified green built and under Alberta New Home Warranty. A/C included.

Built in 2025

Essential Information

MLS® # E4461403 Price \$999,998

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., Deck, Hot Water Tankless, Patio, HRV

System, 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, Refrigerator-Energy Star, Stove-Countertop Gas

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Asphalt, Brick, Vinyl

Exterior Features Back Lane, Fenced, Public Transportation, Ravine View, River Valley

View, River View, Schools, View Downtown

Roof Asphalt Shingles

Construction Wood, Asphalt, Brick, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Forest Heights School

Middle Hardisty School

High McNally High School

Additional Information

Date Listed October 8th, 2025

Days on Market 1

Zoning Zone 19

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