

\$1,050,000 - 7808 Rowland Road, Edmonton

MLS® #E4432270

\$1,050,000

3 Bedroom, 3.00 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Remarkable UPDATED modern classic home situated on the sought-after ROWLAND RD backing on to the RIVER VALLEY! Fully finished with a WALKOUT basement & numerous upgrades completed by Habitat Studio. The spacious foyer welcomes you with slate & maple hardwood flooring, vaulted ceilings, skylights, & views through to the backyard. The kitchen showcases ample cabinetry, unique copper & granite counters, gas stove, & an antique credenza built into the island bar. The dining area opens to a bright sunroom, perfect for indoor/outdoor entertaining. The living room holds floor to ceiling windows & a 3-sided fireplace shared with the sunken den & an adjacent bedroom. The primary suite holds a 5pc ensuite with jetted spa tub/shower & heated travertine. The walkout basement boasts large windows, large family/rec room, media room with wet bar, wine cellar, 5pc bath with laundry, & generous bedroom with a private entrance. The mature backyard is a true haven with stone patio, firepit, fruit trees, & room for a garden.

Built in 1960

Essential Information

MLS® # E4432270

Price \$1,050,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,851 |
| Acres | 0.00 |
| Year Built | 1960 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 7808 Rowland Road |
| Area | Edmonton |
| Subdivision | Forest Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 3W1 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Patio, Skylight, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas Stove Hookup |
| Parking Spaces | 6 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector |
| Heating | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Three Sided, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Sloping Lot, Partially Fenced |
| Roof | Roll Roofing |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 7 |
| 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 April 30th, 2025 at 5:47am MDT