

\$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

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