

# \$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 come 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
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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	39
Zoning	Zone 19

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