

# \$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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Listing information last updated on April 30th, 2025 at 9:17am MDT