

# \$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	2
Zoning	Zone 19

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