

\$849,998 - 7509 Rowland Road, Edmonton

MLS® #E4462878

\$849,998

3 Bedroom, 2.50 Bathroom, 2,021 sqft
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Completion Date: November 20, 2025
Experience luxury living in one of Edmonton’s most sought-after communities Forest Heights! Located on the quiet and picturesque Rowland Road. This 2,020 sq. ft. custom-built home offers a perfect blend of elegance, comfort, huge bedroom sizing and modern design in an unbeatable location. The main floor showcases high-end finishes, a spacious kitchen with an oversized island, and a dedicated office with glass doors. Basement has a side entry and 3 windows Upstairs, you’ll find two generously sized bedrooms, including a second bedroom with a walk-in closet, and a stunning primary suite featuring a large walk-in closet, a spa-inspired ensuite, and a private balcony with breathtaking views of downtown Edmonton and the River Valley. This is a rare opportunity to own a brand-new home in an established, tree-lined neighbourhood – just minutes from downtown, the river trails, and top-rated schools.

Built in 2025

Essential Information

MLS® #	E4462878
Price	\$849,998
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,021
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7509 Rowland Road
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3W4

Amenities

Amenities	Ceiling 9 ft., Hot Water Instant, Green Building, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles

Construction	Wood, Asphalt, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Middle	Forest Heights School
High	Hardisty Junior High

Additional Information

Date Listed	October 18th, 2025
Days on Market	13
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 October 31st, 2025 at 3:47am MDT