

## \$875,000 - 8212 Rowland Road, Edmonton

MLS® #E4430400

**\$875,000**

5 Bedroom, 3.50 Bathroom, 2,388 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

LOCATION, location, location. RIVER VALLEY views & the downtown skyline.

Located in the desirable community of Forest Heights on Rowland Road, this 5 bedroom 3.5 bathroom home is sure to please. This home has two decks that look onto the river valley & two staircases inside one on each end of the home. The main floor has a kitchen nook, a galley kitchen, a bedroom/office, a large dining room, & a living room with a spectacular VIEW. The upstairs has a family room with more great views, 2 good sized bedrooms, a large primary bedroom with a walk in closet & a 2 piece bathroom. The basement has another bedroom, recreational space, laundry area & storage. The oversized garage has lots of storage space 11'.2" x 23'.10" Minutes to downtown, shopping, schools, transportation, golf, walking trails of the river valley. Don't miss out on this fabulous opportunity.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430400  |
| Price      | \$875,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,388                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 8212 Rowland Road         |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3W9                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking Spaces | 3  |
| Parking        | Over Sized, Single Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Landscaped, Private Setting, Public Transportation, Ravine View, River Valley View, Treed |

|              |  |
|--------------|--|
|              | Lot, View City, View Downtown, See Remarks |
| Roof         | Asphalt Shingles                           |
| Construction | Wood, Vinyl                                |
| Foundation   | Concrete Perimeter                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 19          |

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Listing information last updated on May 10th, 2025 at 8:17pm MDT