

## \$850,000 - 8212 Rowland Road, Edmonton

MLS® #E4441926

**\$850,000**

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® #	E4441926
Price	\$850,000
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	June 12th, 2025
Days on Market	53
Zoning	Zone 19

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