

\$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 | 4 |
| Zoning | Zone 19 |

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Listing information last updated on June 16th, 2025 at 2:02pm MDT