\$499,000 - 8818 Rowland Road, Edmonton

MLS® #E4445779

\$499,000

3 Bedroom, 2.00 Bathroom, 1,460 sqft Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Prime location in the vibrant heart of Riverdale â€" where your neighbours become family. The main floor boasts a spacious, light-filled living area with gleaming hardwood, featuring a cozy gas fireplace, and tons of room for all your guests and house plants. The timeless kitchen with maple cabinetry, eat up bar, and SS appliances mean this home is truly turnkey. A generous dining room with access to your private back deck is ideal for entertaining. Three well-appointed bedrooms await, with the large primary suite offering ample closet space & a convenient two-piece ensuite. The professionally finished basement includes an expansive recreation room & a versatile den, ideal for work or relaxation. Step outside to a charming deck, a fenced yard, an oversized single garage, and a convenient parking pad. Nestled near top-rated schools, a short walk to the scenic river valley, "Accidental Beach―, & public transit. This exceptional family home invites you to experience one of Edmonton's finest communities.

Built in 2001

Essential Information

MLS® # E4445779 Price \$499,000

Bedrooms 3







Bathrooms 2.00

Full Baths 1

Half Baths 2

Square Footage 1,460

Acres 0.00

Year Built 2001

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 8818 Rowland Road

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 3W4

Amenities

Amenities Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows

Parking Spaces 3

Parking Over Sized, Parking Pad Cement/Paved, RV Parking, Single Garage

Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Exterior Features

Low Maintenance Landscape, Paved Lane, Playground Nearby, Public

Transportation, Schools

Roof **Asphalt Shingles**

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

High

Elementary RIVERDALE; ST. TERESA Middle SPRUCE AVE; ST. ALPHNS VICTORIA; ST. JOSEPH

Additional Information

Date Listed July 4th, 2025

Days on Market 104

Zone 13 Zoning

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