

\$825,000 - 8212 Rowland Road, Edmonton

MLS® #E4452864

\$825,000

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® #	E4452864
Price	\$825,000
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	August 14th, 2025
Days on Market	20
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 September 3rd, 2025 at 8:17pm MDT