

\$1,150,000 - 8308 Rowland Road, Edmonton

MLS® #E4436254

\$1,150,000

4 Bedroom, 4.50 Bathroom, 3,169 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Stunning Ravine-Backing Gem with Skyline Views! This architecturally unique, custom 3-storey home offers over 3,170 sq ft of luxury living space with breathtaking River Valley and downtown Edmonton views. Perfectly designed for entertaining, it features 2 fireplaces, 3 expansive balconies—including a top-floor hot tub oasis with sprawling cedar deck overlooking a private, treed ravine lot. The chef's kitchen dazzles with a massive granite island, side by side fridge/freezer, gas stove, and open-concept layout ideal for hosting. The primary retreat boasts a 5-piece ensuite, sunroom, massive walk-in closet, and its own private balcony. With 4 bedrooms, 4.5 baths, A/C, and minutes to downtown, this is urban living at its most impressive. Live in style. Entertain with impact. Soak in the view.

Built in 2019

Essential Information

MLS® #	E4436254
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,169
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	8308 Rowland Road
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3X1

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Hot Tub, No Smoking Home, Patio, Sunroom, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Remote Control, Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Level Land, No Through Road, Playground Nearby, Public Transportation, Ravine View, River View, Schools, View City, View Downtown, Partially Fenced
Roof	Roll Roofing

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 13th, 2025
Days on Market	9
Zoning	Zone 19

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