

# \$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	5
Zoning	Zone 19

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