

## \$509,900 - 842 Rowan Close, Edmonton

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MLS® #E4452059

### \$509,900

3 Bedroom, 2.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully designed home offers style, space, and over \$25,000 in thoughtful upgrades—perfect for modern living or future investment. Featuring upgraded 9” foundation walls and a convenient side entrance, this layout is ideal for families or buyers considering future suite development. The spice kitchen adds function and flexibility for everyday cooking, while the main kitchen and living area are open, bright, and built for entertaining. The home is suite-ready, with rough-ins for future development including two 220V plugs, plumbing for a kitchen, washer, and bathroom, plus heating rough-ins for both range and bath. Added touches like the upgraded paint-grade maple handrail with stylish metal spindles elevate the main floor’s modern appeal. Perfectly blending comfort and potential, this home is a standout choice for buyers looking for long-term value.



Built in 2025

### Essential Information

MLS® #	E4452059
Price	\$509,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage 1,707  
Acres 0.00  
Year Built 2025  
Type Single Family  
Sub-Type Detached Single Family  
Style 2 Storey  
Status Active

### Community Information

Address 842 Rowan Close  
Area Edmonton  
Subdivision The Orchards At Ellerslie  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6X 3J4

### Amenities

Amenities See Remarks  
Parking Parking Pad Cement/Paved

### Interior

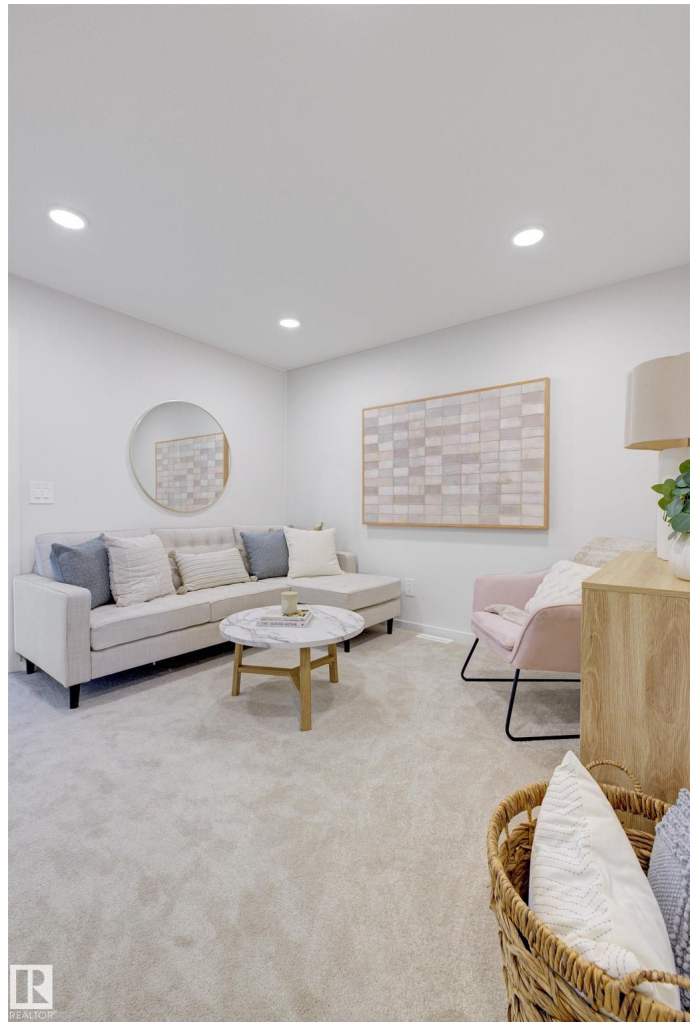
Interior Features ensuite bathroom  
Appliances Hood Fan  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

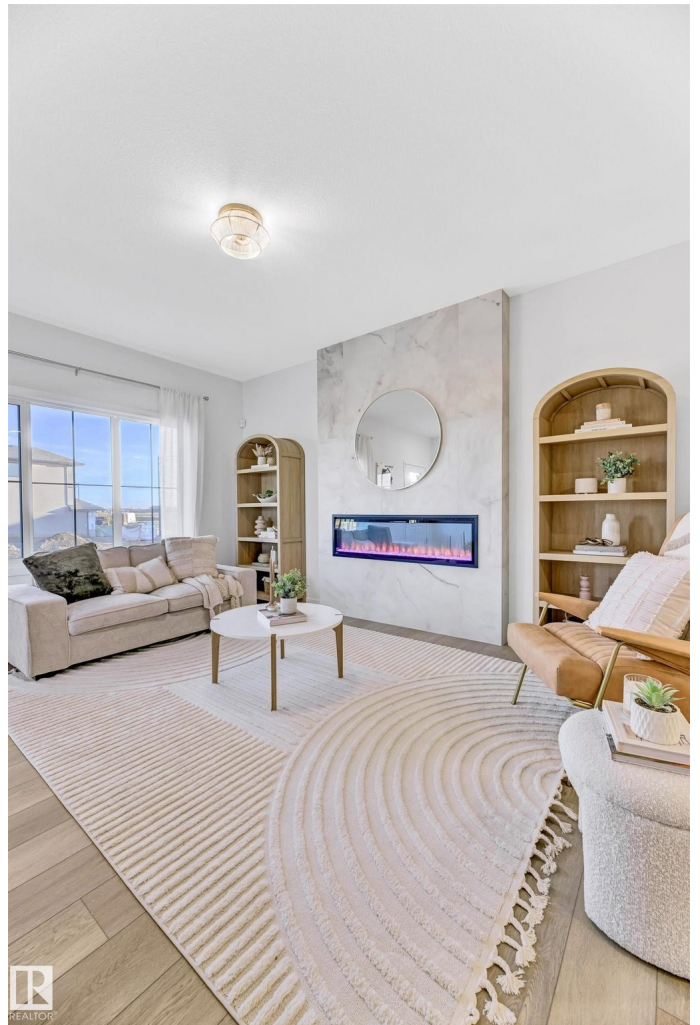
### Additional Information

Date Listed August 8th, 2025  
Days on Market 13



Zoning

Zone 53



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Listing information last updated on August 21st, 2025 at 9:17am MDT