

## \$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 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 |
|----------|--------------|

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                          |

**School Information**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 13        |

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Listing information last updated on September 13th, 2025 at 9:47pm MDT