

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

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

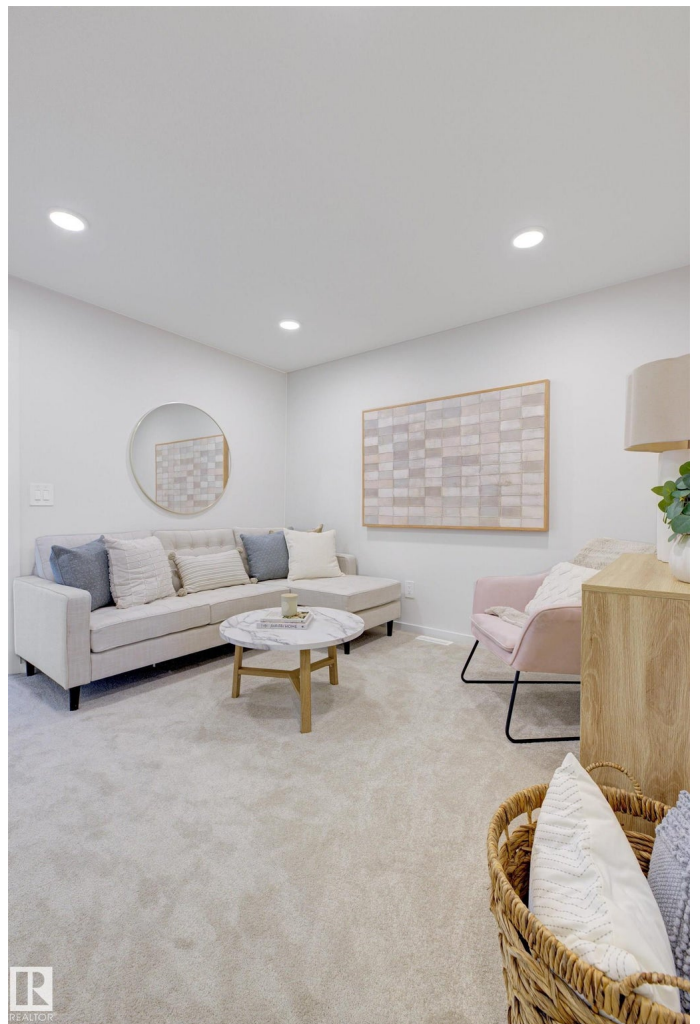
|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| 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 | 22               |



Zoning

Zone 53



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 August 29th, 2025 at 11:32pm MDT