

## \$514,900 - 827 Rowan Close, Edmonton

MLS® #E4466130

**\$514,900**

4 Bedroom, 3.00 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to SOUGHT AFTER The Orchards one of the most popular SOUTHWEST communities in Edmonton. Here lyes the BRAND NEW Oakley built by Excel Homes. At just under 1900 sf this 2 storey half duplex with double front garage on LARGE PIE LOT offers MODERN living with large families in mind. Step inside and youâ€™re immediately welcomed by a main floor bedroom and full bathroom ideal for guests or multi-generational living. 9FT CEILING, LVP flooring, kitchen with STAINLESS STEEL appliances, walk-in pantry, QUARTZ COUNTERTOPS are just some of the upgrades in this property. Upstairs is carpeted, LARGE BONUS AREA separates the 2 SPACIOUS BEDROOMS AND the LARGE PRIMARY BEDROOM WITH 5 PC ENSUITE, walk-in closet. Main bathroom and Laundry complete the upstairs. Basement has SEPARATE ENTRANCE perfect for future LEGAL SUITE, Green Built certified offering HRV, tankless hot water, Low E windows, ecobee thermostat, solar panel rough-in and much more! Close to schools, bus transportation, Henday, shopping DON'T DELAY!

Built in 2025

### Essential Information

MLS® #

E4466130



|                |               |
|----------------|---------------|
| Price          | \$514,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,846         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 827 Rowan Close           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3J4                   |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                            |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 53             |
| HOA Fees       | 400                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on November 20th, 2025 at 8:17pm MST