

Courtesy Of Christina A Reid Of Century 21 Leading

## \$499,989 - 811 Rowan Close, Edmonton

MLS® #E4456957

**\$499,989**

3 Bedroom, 2.50 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

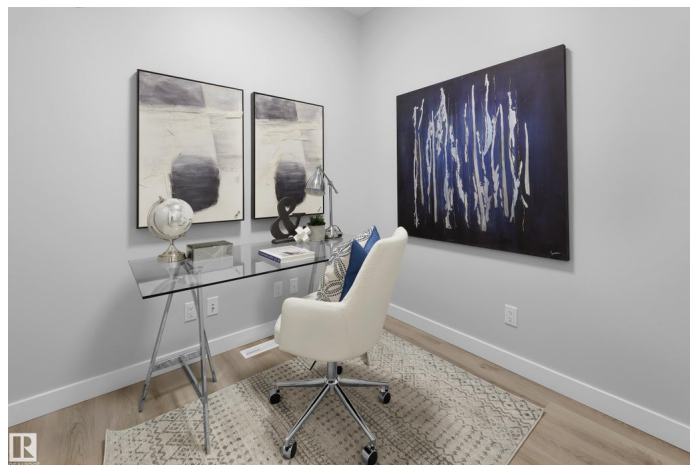
\*Flex Room/ Full Bathroom on the main floor & Side Entry\* Introducing the Birch, a versatile and stylish home designed for modern living. The Birch features a double front garage, offering ample parking and storage space. Step inside to discover a thoughtfully designed main floor with a versatile flex room & full bathroom with stand up shower. Perfect for family visiting from out of town. The spacious great room provides an inviting atmosphere for family gatherings and entertaining guests. The rear kitchen is a chef's delight, boasting contemporary finishes and plenty of counter space for meal preparation. Upstairs, the Birch offers three generously sized bedrooms, ensuring everyone has their own private retreat. The bonus room on the upper floor provides additional space for a media room, home gym, or study area. Convenience is key with upstairs laundry, making everyday chores a breeze. Experience the perfect blend of functionality and elegance with the Birch – your dream home awaits.\*photos of showhome

Built in 2025

### Essential Information

MLS® # E4456957

Price \$499,989



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,586         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 811 Rowan Close           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3J4                   |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached                                                                           |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Fireplace         | Yes                                                                         |
| Fireplaces        | Insert                                                                      |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Partially Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Divine Mercy K-6 |
| Middle     | JAN REIMER       |
| High       | J. PERCY PAGE    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 53             |
| HOA Fees       | 450                 |
| HOA Fees Freq. | Annually            |

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 September 21st, 2025 at 12:17am MDT