

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
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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

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