

Courtesy Of Christina A Reid Of Century 21 Leading

\$564,063 - 837 Rowan Close, Edmonton

MLS® #E4463955

\$564,063

5 Bedroom, 4.00 Bathroom, 1,586 sqft
Single Family on 0.00 Acres

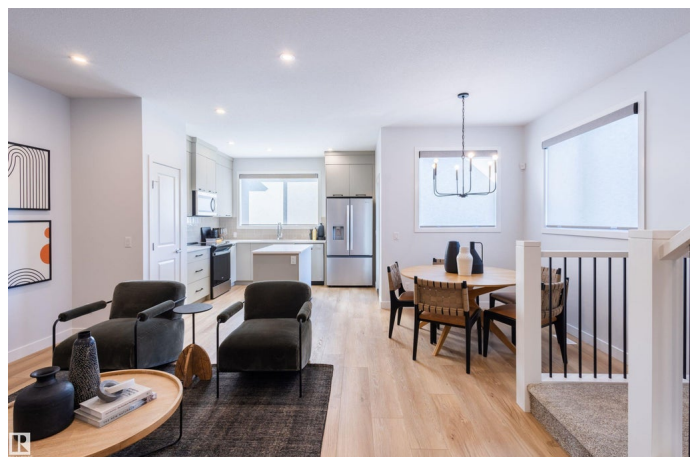
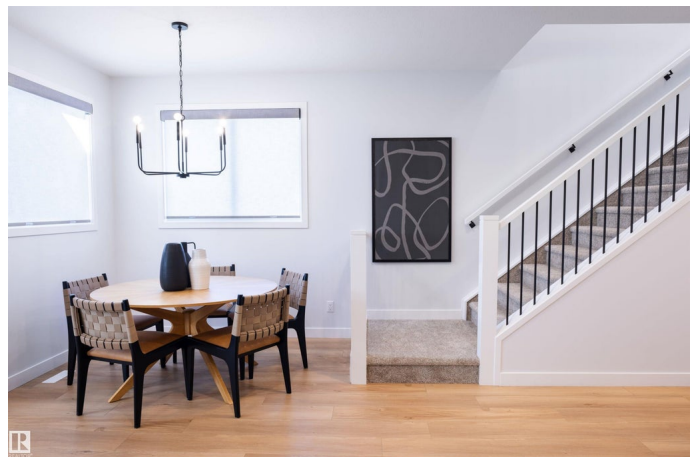
The Orchards At Ellerslie, Edmonton, AB

FULLY FINISHED LEGAL BASEMENT SUITE Main floor Flex room with FULL bath. We are pleased to introduce The Birch—an exceptional home that embodies style, functionality, and modern design. This home boasts a total of 1,586 sqft of meticulously designed living space located in the highly desirable Southeast community of The Orchards. The home showcases designer-selected finishes that seamlessly combine elegance and practicality. Upon entering, you will be greeted by 9-foot ceilings and exquisite luxury vinyl plank flooring that extends throughout the dining, living, and kitchen areas. There is a mainfloor Den and full bathroom. The kitchen is equipped with a beautiful stainless-steel appliances, 3CM quartz countertops and is complemented by an abundance of natural light from large triple-pane windows. As you ascend the staircase, you will be greeted by a spacious bonus room, 3 bedrooms, laundry room (laundry pair not included) and main bathroom.

Built in 2025

Essential Information

MLS® #	E4463955
Price	\$564,063
Bedrooms	5



Bathrooms	4.00
Full Baths	4
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	837 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	Stove-Gas, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Divine Mercy
Middle JAN REIMER
High J. PERCY PAGE

Additional Information

Date Listed October 29th, 2025
Days on Market 3
Zoning Zone 53
HOA Fees 450
HOA Fees Freq. Annually

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