

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

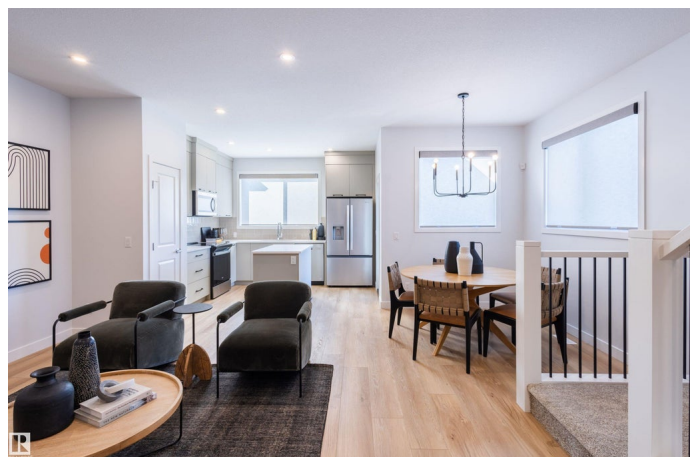
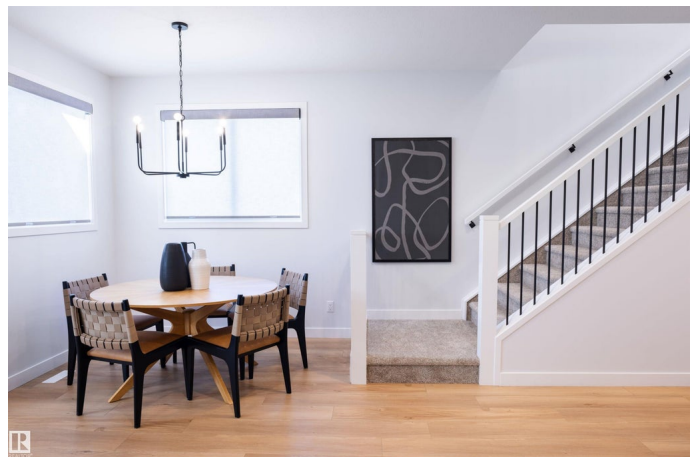
The Orchards At Ellerslie, Edmonton, AB

**\*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                4  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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Listing information last updated on November 2nd, 2025 at 2:02am MST