

Courtesy Of Tyler J Ellis Of Real Broker

## \$534,900 - 843 Rowan Close, Edmonton

MLS® #E4461081

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful, brand-new, never-occupied half duplex located in the sought-after community of The Orchards at Ellerslie! Offering over 1,490 sq. ft. of well-designed living space, this 2-storey home features 3 bedrooms, 2.5 baths, and a fully finished basement with a legal suite. The main floor showcases an open-concept layout with 9-ft ceilings, upgraded finishes, vinyl plank flooring, and a contemporary kitchen equipped with quartz countertops, stainless-steel appliances, and modern cabinetry. Upstairs includes a spacious primary suite with ensuite bath, two additional bedrooms, and convenient laundry access. Enjoy outdoor living with a deck, landscaped yard, and a double attached garage with a paved driveway. Situated on a quiet cul-de-sac, close to schools, parks, shopping, and public transportation – this home combines comfort, style, Income, and functionality in a prime family-friendly location. The unit attached is also available with a legal suite.

Built in 2025

### Essential Information

MLS® # E4461081

Price \$534,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,493         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 843 Rowan Close           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1A2                   |

### Amenities

|           |                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, Insulation-Upgraded, Secured Parking, Vinyl Windows, Green Building, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access                                                                                                                               |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Fan Coil, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                            |
| Has Suite         | Yes                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Cul-De-Sac, Flat Site, Landscaped, No Back Lane, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stone, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 40                |
| Zoning         | Zone 53           |

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Listing information last updated on November 15th, 2025 at 4:17pm MST