

## \$514,900 - 803 Rowan Close, Edmonton

MLS® #E4435970

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Your dream home in The Orchards at Ellerslie awaits you with a SEPERATE ENTRANCE! Welcome to the stunning "Emerson Model" by Excel Homes, where modern comfort seamlessly blends with luxurious design. This exquisite 3-bedroom, 2.5-bathroom duplex features a double front attached garage! The main floor offers an open floor plan with kitchen island and a cozy dinning area. Nestled in a naturally beautiful area, The Orchards is defined by its fruit trees, colorful blossoms, and oversized green spaces. Residents enjoy exclusive access to a private club with a recreation center, spray park, and picnic area, making it a haven for family fun. Tree-lined walkways and parks offer the perfect backdrop for outdoor activities, while the rich architectural details and affordable pricing make this one of south Edmonton's most sought-after communities. Don't miss out on this perfect blend of style, space, and location!

Built in 2025

### Essential Information

MLS® #	E4435970
Price	\$514,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	803 Rowan Close
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3J4

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 12th, 2025

Days on Market 3

Zoning Zone 53

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 May 15th, 2025 at 2:32am MDT