

Courtesy Of Christina A Reid Of Century 21 Leading

## \$580,910 - 833 Rowan Close, Edmonton

MLS® #E4454637

**\$580,910**

4 Bedroom, 3.50 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**\*FULLY FINISHED LEGAL BASEMENT SUITE\***We are pleased to introduce The MacKayâ€”an exceptional home that embodies style, functionality, and modern design. This home boasts a total of 1,755sqft 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. The kitchen is equipped with a beautiful stainless-steel appliances, 3CM quartz countertops and 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, an upgraded stand up shower in the main bath, dual sinks in the ensuite, and laundry. Furthermore, this residence is situated on a 22-pocket lot, providing an ample yard space perfect for entertaining. photos of showhome



Built in 2025

### Essential Information

MLS® # E4454637

Price \$580,910

|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,755         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 833 Rowan Close           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3J4                   |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                             |
| Appliances        | Garage Control, Garage Opener, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                    |
| Stories           | 3                                                                            |
| Has Suite         | Yes                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Finished                                                               |

### 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 K-6 |
| Middle     | JAN REIMER K-9   |
| High       | J. PERCY PAGE    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 53           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 23rd, 2025 at 8:17am MDT