



7411 ROWLAND Road Edmonton AB

\$629,000

This rare mid-century 2-story on highly sought-after Rowland Road is the perfect renovation opportunity! With recent upgrades like the roof (2019 Alf's Roofing), 2 Lennox furnaces (2022 by Romaniuk), hot water tank (2020), & a vinyl Durabuilt fence (2023), this original owner home is just waiting for your finishing touch! The main floor features a formal living room & a family room with a woodburning fireplace, 2 dining areas & a u-shaped kitchen with a window over the sink looking onto the backyard, plus a convenient side entrance with a mudroom, laundry & a two-piece bath. Upstairs the primary suite features 2 closets, & a spacious 3-piece bath. There are 3 more bedrooms, one with sliding doors to a tranquil balcony, & a large 4 piece bathroom. The backyard has a great lawn space with a patio & mature perennials. There is RV parking enclosed by a fence & a double car garage. Rowland Road is a city treasure itself, meandering along the river an idyllic retreat still close enough to amenities.

Listing Presented By:



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