

# \$539,900 - 841 Rowan Close, Edmonton

MLS® #E4461099

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,463 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover this beautiful, brand-new half duplex in the sought-after community of The Orchards at Ellerslie! Offering over 1,490 sq. ft. of thoughtfully designed living space, this never-occupied 2-storey home blends style, comfort, and functionality. The open-concept main floor features 9-ft ceilings, vinyl plank flooring, and a bright living area that flows seamlessly into a stunning modern kitchen with quartz countertops, stainless steel appliances, and contemporary cabinetry. Upstairs, the spacious primary suite includes a private ensuite, while two additional bedrooms and convenient upper-floor laundry add practicality for family living. The fully finished basement suite with side entry provides flexible space for an extended family or future rental potential. Enjoy the deck, landscaped yard, and double attached garage. Nestled on a quiet cul-de-sac close to schools, parks, shopping, and transit—this home truly has it all!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461099  |
| Price     | \$539,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,463         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 841 Rowan Close           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1A2                   |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, 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 | 46                |
| Zoning         | Zone 53           |

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Listing information last updated on November 20th, 2025 at 9:47pm MST