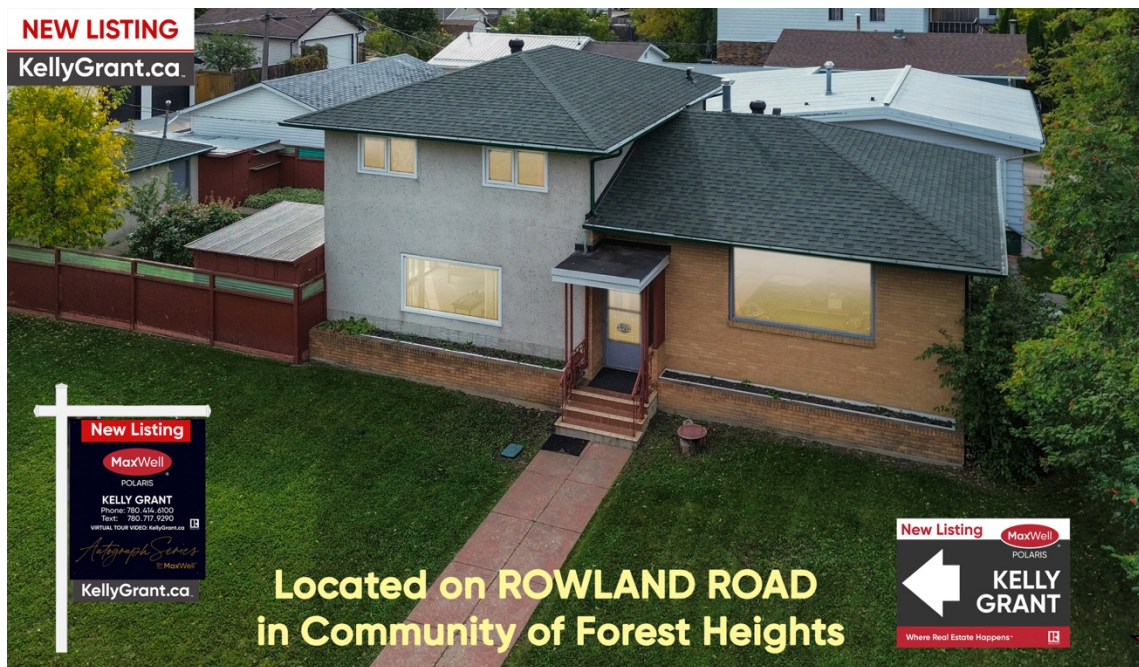


Wonderful Corner Lot Split Level in Prime Rowland Road Location!!

7923 Rowland Rd. NW
Edmonton, Alberta
\$682,000



MaxWell
POLARIS

*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

* Great Access to 79 Street, 106 Avenue, Wayne Gretzky Drive, Downtown, Retail, Professional Services, McNally High School, & Riverside Golf Course!

Distinguished, Interesting, and Coveted Property Features:

- Three Distinct Above Ground Levels
 - Large Family Room (Main Level) & Living Room (Above Level)
 - Nice Sunny Kitchen with Built-in Dinette Furniture Included
 - Original Interior Finishes – Well-Maintained Excellent Condition
 - Wood / Mahogany Doors, Frames, and Trim Throughout
 - Mostly-Finished Basement plus Lit Crawl Space
 - Updated Lennox Furnace and Hot Water Tank
 - Updated Shingles and Some Newer Windows
 - Fenced / Landscaped Backyard plus Covered Deck
 - Sizeable Double Detached Garage (Front Access) with Openers
 - House Furniture and Garage Contents Negotiable
- ➔ **November 16 negotiable possession!!**



MaxWell
POLARIS

Kelly Grant, M.Eng., ABR, NCSO, P.Eng.
Residential / Commercial REALTOR®

4107-99th Street NW
Edmonton, Alberta
Canada T6E 3N4

Phone: 780-414-6100
Text: 780-717-9290
Email: SOLD@KellyGrant.ca
Web: KellyGrant.ca

Where Real Estate Happens™

* Advertised information deemed reliable and accurate however not guaranteed – Buyers responsible to verify.



REALTOR.ca



7923 Rowland Road NW, Edmonton, AB

*** LIST PRICE: \$682,000**

Area:	SE Edmonton -- Forest Heights	Bedrooms:	4 = 1 (M) + 3 (U)
Zone:	19	Bathrooms:	2 = 4 pc. (M) + 4 pc. (U)
Style:	4-Level Split	Living Room:	5.7 m x 3.6 m (A)
Total RMS Area:	1847 sq. ft. = (M + A + U) Levels	Dining Room:	3.8 m x 2.7 m (A)
Basement Interior:	532 sq. ft. (excludes crawl space)	Kitchen:	3.7 m x 2.6 m (A)
Year Built:	1967	Dinette:	3.7 m x 1.7 m (A)
Corner Lot Size:	636 sq. m. (Irregular-Shaped)	Bedroom 1:	3.7 m x 3.6 m (U)
Zoning:	RS -- Small Scale Residential	Bedroom 2:	4.4 m x 3.1 m (U)
Taxes:	\$5100 / yr. (2025)	Bedroom 3:	3.4 m x 3.2 m (U)
Garage Parking:	Double Detached, Front Access	Bedroom 4:	3.7 m x 3.7 m (M)
Exterior:	Stucco & Brick	Family Room:	4.8 m x 4.4 m (M)
Roof:	Asphalt (House & Garage)	Recreation Room:	5.6 m x 3.7 m (B)
Heating:	Forced Air x 1 (Natural Gas)	Games Room:	3.7 m x 3.6 m (B)
Possession Date:	November 15, 2026 (Negotiable)	Utility Room:	4.8 m x 3.7 m (B)
Legal Description:	Plan 444KS Block 28 Lot 13 & 14	Storage Room:	2.8 m x 1.4 m (B)

Goods Included: (1). Dishwasher; (2). All Keys & Remotes; (3). Microwave; (4). Refrigerator x 2; (5). Hoodfan; (6). Stovetop; (7). Oven; (8). Washer; (9). Dryer; (10). Window Coverings; (11). Storage Shed; & (12). Kitchen Nook Table and Seating

Goods Excluded: Note: House Furniture and Garage Contents are Negotiable



MaxWell
POLARIS

Kelly Grant, M.Eng., ABR, NCSO, P.Eng.
Residential / Commercial REALTOR®

Phone: 780-414-6100
Text: 780-717-9290
Email: SOLD@KellyGrant.ca
Web: KellyGrant.ca

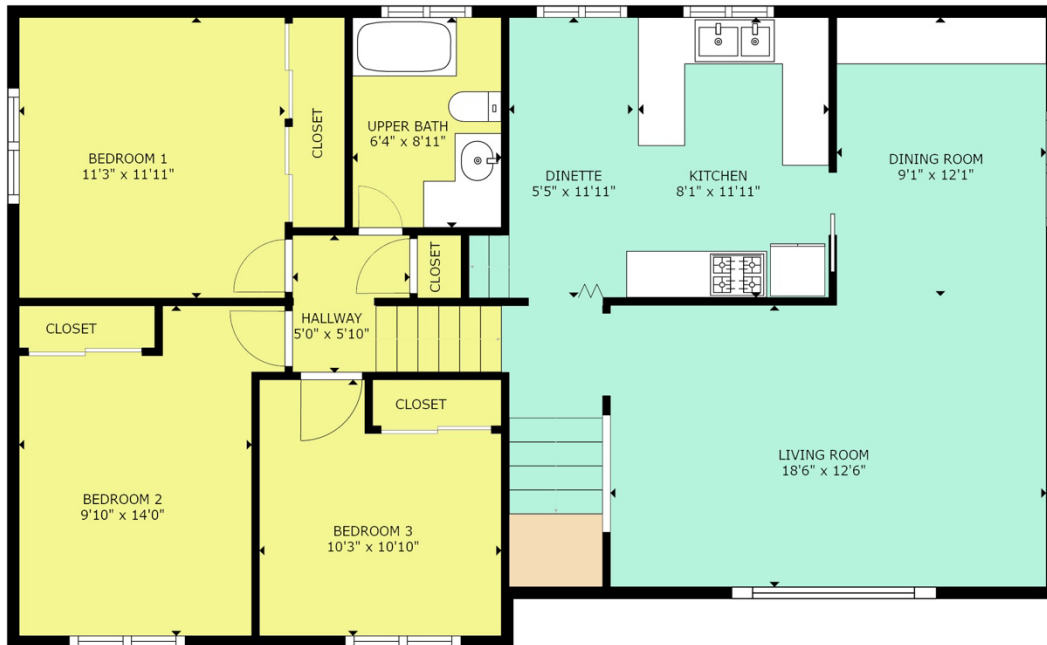
4107-99th Street NW
Edmonton, Alberta
Canada T6E 3N4

Where Real Estate Happens™



* Buyer due diligence is required to verify all listing information presented.

7923 Rowland Road NW, Edmonton, AB (Forest Heights)
Fused Above Level & Upper Level Interior Schematic

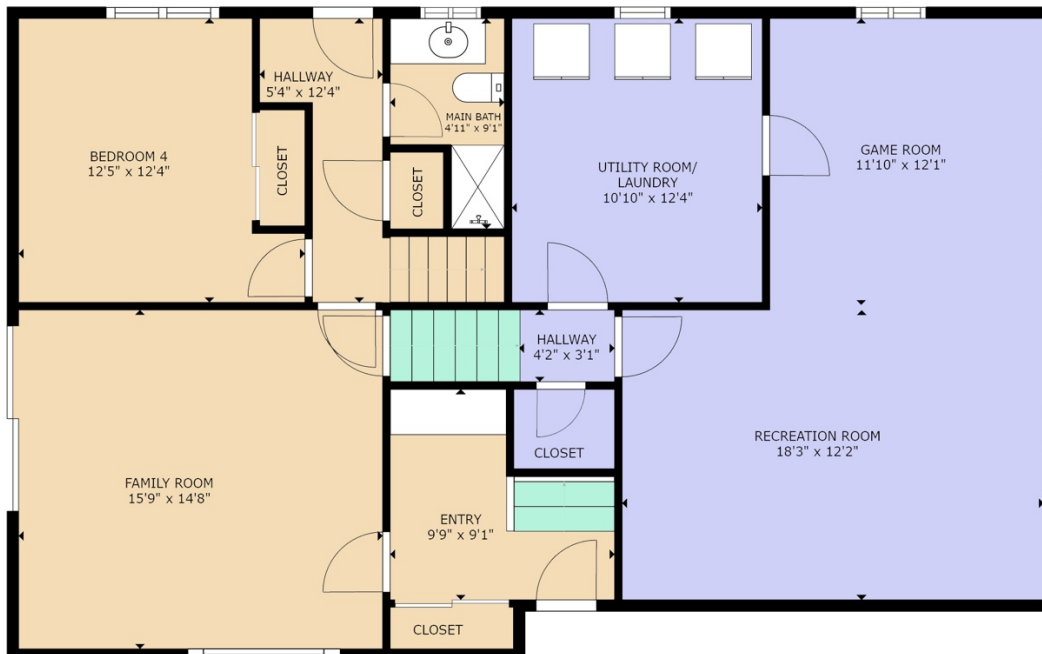


RMS Area (Above Level) = 56.8 sq. m. = 611 sq. ft.

RMS Area (Upper Level) = 57.2 sq. m. = 615 sq. ft.

Total RMS Area (M + A + U) = 171.6 sq. m. = 1847 sq. ft.

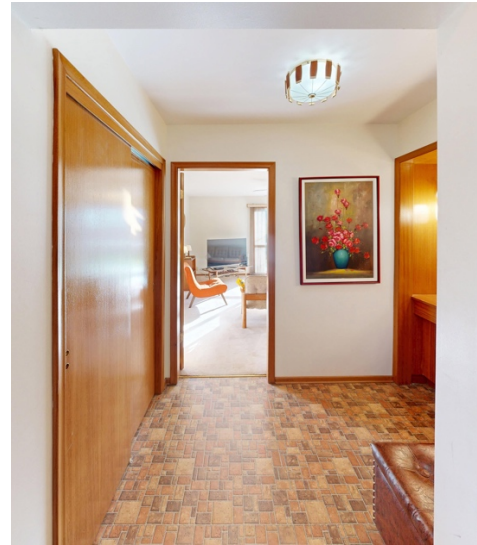
Fused Main Level & Basement Level Interior Schematic



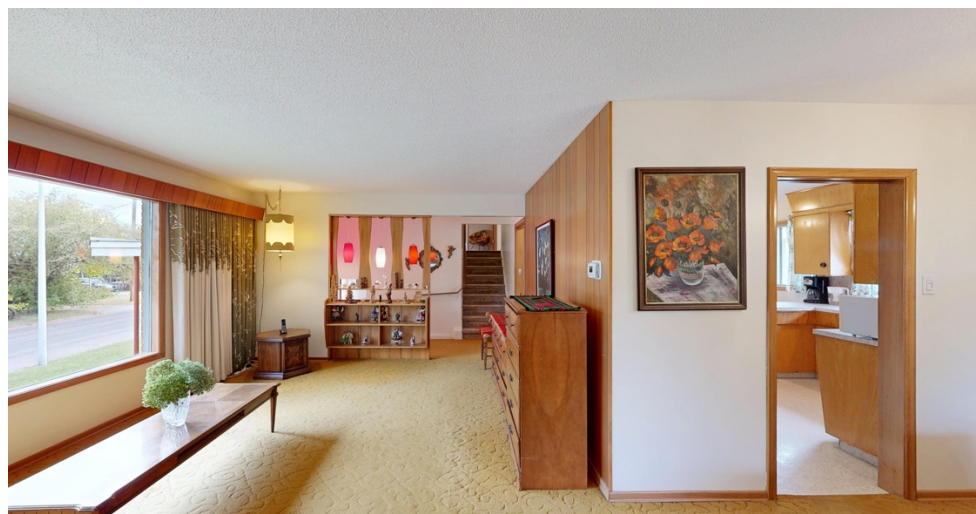
RMS Area (Main Level) = 57.6 sq. m. = 620 sq. ft.

**Interior Basement Level Area (not including
the crawl space) = 49.4 sq. m. = 532 sq. ft.**

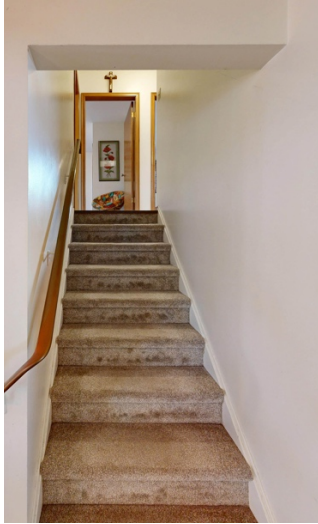
7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) – Main Level Photos



7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) – Above Level Photos



7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) – Upper Level Photos



7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) – Basement Level Photos



7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) -- Backyard Photos



7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) -- Exterior Photos



* Note: grass shown in exterior photos may have been electronically seeded, watered, & mowed 😊.

7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) -- Garage Photos



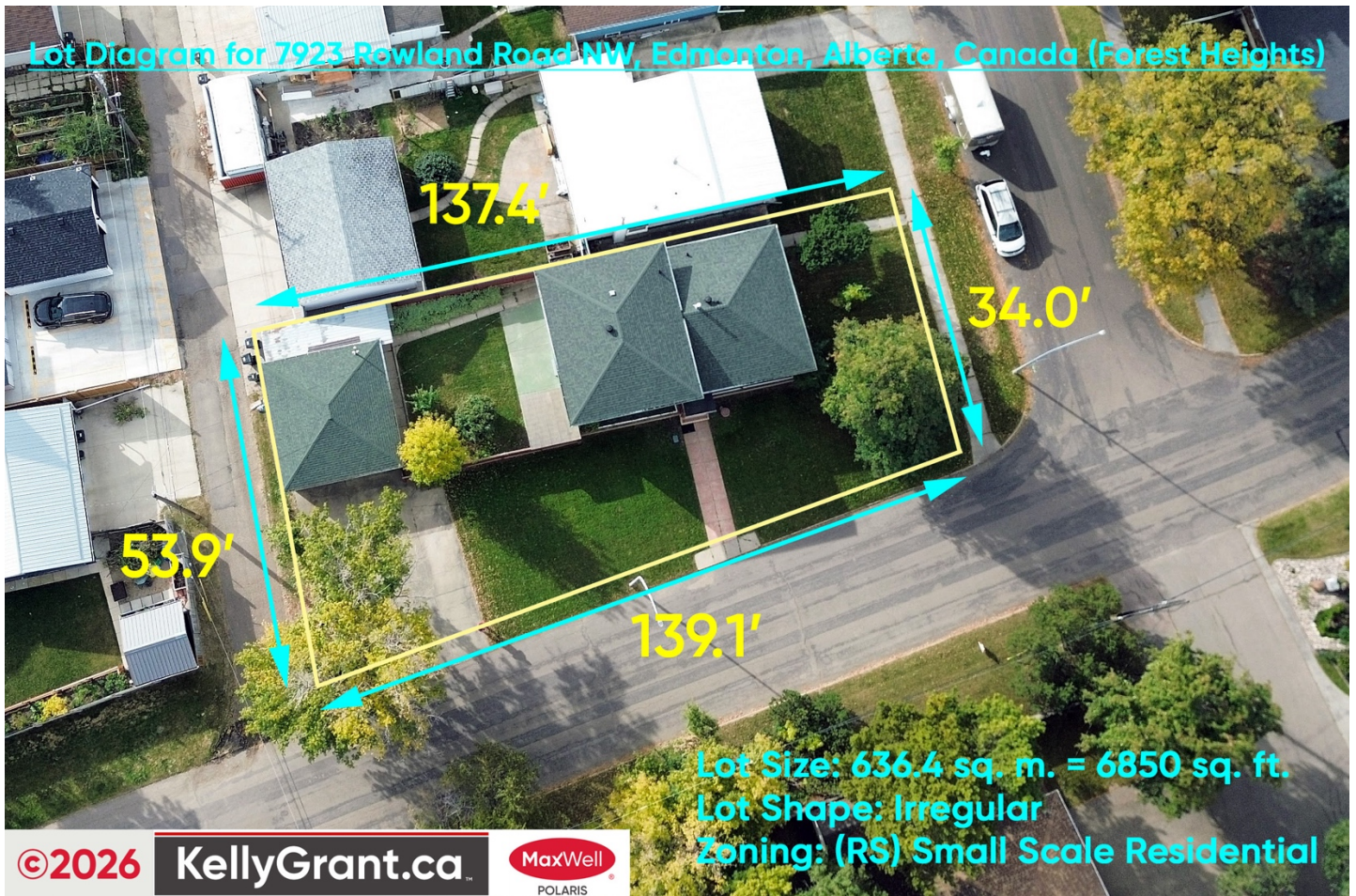
7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) -- Community Photos



7923 Rowland Road NW, Edmonton, Alberta (Forest Hts.) -- Community Aerial Photos



Lot Diagram for 7923 Rowland Road NW, Edmonton, Alberta, Canada (Forest Heights)



Neighbourhood Map for Forest Heights, Fulton Place, Terrace Heights, Parkdale, Boyle Street, & Riverdale

