# \$704,900 - 8063 Cedric Mah Road, Edmonton

MLS® #E4419301

# \$704,900

5 Bedroom, 3.50 Bathroom, 1,490 sqft Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

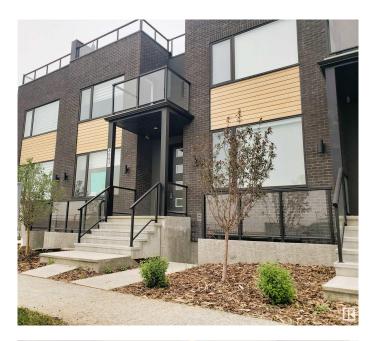
Located in the highly sought-after, sustainable community of Blatchfordâ€"just minutes from downtown, NAIT, LRT access, shopping, restaurants, and more! This beautifully crafted 3-bedroom townhome offers exceptional value and innovative living with vinyl plank flooring throughout, quartz countertops, solar panels, and a high-efficiency geothermal heating and cooling systemâ€"eliminating the need for gas bills. Built with an enhanced wall system and striking brick exterior for durability and curb appeal. Enjoy panoramic views from the expansive 400 sqft. rooftop patioâ€"perfect for entertaining. The property also includes a 2-bedroom legal basement suite with a private exterior entrance and separate Energy Star appliance packageâ€"ideal for rental income or multi-generational living. A double detached garage, full landscaping, and a fenced yard complete this move-in-ready home. A rare opportunity to live in one of Edmonton's most forward-thinking neighborhoods. Sophisticated Living!

Built in 2024

#### **Essential Information**

MLS® # E4419301 Price \$704,900

Bedrooms 5







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,490 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Residential Attached

Style 3 Storey
Status Active

# **Community Information**

Address 8063 Cedric Mah Road

Area Edmonton

Subdivision Blatchford Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2Z4

# **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Green Building, HRV

**System** 

Parking Spaces 4

Parking Double Garage Detached, Front/Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher - Energy Star, Freezer, Garage

Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two

Heating Heat Pump, In Floor Heat System, Geo Thermal

Fireplace Yes

Fireplaces Tile Surround

Stories 3 Has Suite Yes Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco, Hardie Board Siding

Exterior Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

View Downtown

Lot Description 35 x 6.10

Roof Flat

Construction Wood, Brick, Stucco, Hardie Board Siding

Foundation Concrete Perimeter

# **Additional Information**

Date Listed January 26th, 2025

Days on Market 169

Zoning Zone 08

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 July 14th, 2025 at 12:17am MDT