

# **\$775,000 - 2740 Blatchford Road, Edmonton**

MLS® #E4463920

**\$775,000**

5 Bedroom, 3.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

Perfect blend of sustainability, comfort, and smart investment in this NET ZERO corner unit home built by Carbon Busters. Designed for exceptional efficiency, this home features SOLAR PANELS, a GEOTHERMAL HEATING system, and EXTRA INSULATION, SUPERWINDOWS (R-8 COG). An annual utility cost of only about \$200, compared to the typical \$500â€“\$600 monthly utility bills for a similar-sized home â€” savings that can practically cover your annual property taxes! The attached corner unit includes a double detached garage with EV charger and a 2-BEDROOM GARAGE SUITE, FOR RENTAL INCOME potential. Inside, youâ€™™ find 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor with modern finishes and abundant natural light. Over 2000 square feet of living space. All appliances are energy-efficient, further lowering ongoing costs. Enjoy outdoor living with a fully landscaped yard, an upper-level balcony with city views. The price also includes a finished basement - the buyer can choose finishes.

Built in 2022

## **Essential Information**

MLS® # E4463920

Price \$775,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 5                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,389                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2740 Blatchford Road |
| Area        | Edmonton             |
| Subdivision | Blatchford Area      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6G 0P3              |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Solar Equipment |
| Parking Spaces | 4                                                                                                                                             |
| Parking        | Double Garage Detached                                                                                                                        |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher - Energy Star, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Washer - Energy Star, Refrigerators-Two |
| Heating           | Heat Pump, Geo Thermal                                                                                                      |
| Stories           | 3                                                                                                                           |
| Has Suite         | Yes                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Hardie Board Siding                                       |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View City |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Fiber Cement, Hardie Board Siding                                       |
| Foundation        | Concrete Perimeter                                                            |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | St. Edmund Catholic     |
| Middle     | Aurora Academic Charter |
| High       | Centre High             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 08            |

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Listing information last updated on November 11th, 2025 at 7:02am MST