

## \$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 Blatchford—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 system—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 patio—perfect for entertaining. The property also includes a 2-bedroom legal basement suite with a private exterior entrance and separate Energy Star appliance package—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	187
Zoning	Zone 08

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