

\$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 up and coming neighborhood of Blatchford, close to downtown, NAIT, LRT, shopping and more! This 3 bedroom upgraded townhome has it all; vinyl plank flooring, quartz countertops, geothermal heating and cooling (NO gas bills!), solar panels, upgraded wall system, brick exterior and a 400 sq.ft. ROOF TOP PATIO! The home also includes a 2-bedroom legal basement suite with separate exterior entry, energy star appliance packages for both main home and suite, double detached garage, fully landscaped and fenced. A perfect place to call home.

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	91
Zoning	Zone 08

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