

## \$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
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### 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 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	85
Zoning	Zone 08

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Listing information last updated on April 21st, 2025 at 8:47am MDT