

\$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

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|-------------|----------------------|
| 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

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|----------------|--------------------|
| Date Listed | January 26th, 2025 |
| Days on Market | 83 |
| Zoning | Zone 08 |

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Listing information last updated on April 19th, 2025 at 7:32pm MDT