

# \$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

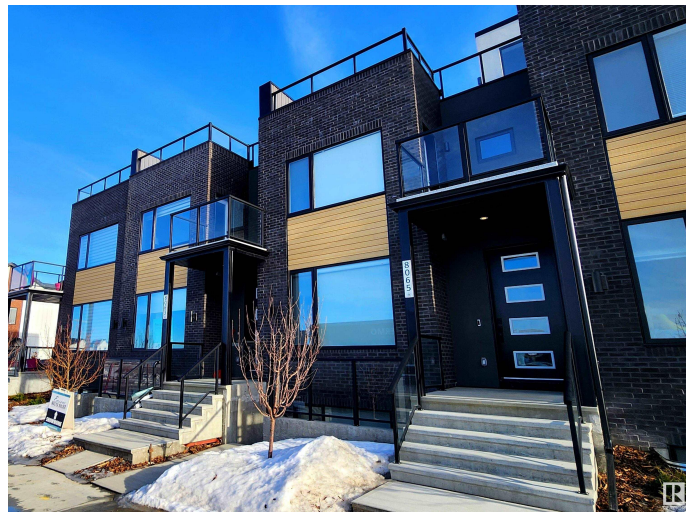
Blatchford Area, Edmonton, AB

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 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 73  
Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 12:47pm MDT