

## \$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 | 97                 |
| Zoning         | Zone 08            |

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Listing information last updated on May 3rd, 2025 at 2:47pm MDT