

\$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 highly sought-after, sustainable community of Blatchford—just minutes from downtown, NAIT, LRT access, shopping, restaurants, and more! This beautifully crafted 3-bedroom townhome offers exceptional value and innovative living with vinyl plank flooring throughout, quartz countertops, solar panels, and a high-efficiency geothermal heating and cooling system—eliminating the need for gas bills. Built with an enhanced wall system and striking brick exterior for durability and curb appeal. Enjoy panoramic views from the expansive 400 sqft. rooftop patio—perfect for entertaining. The property also includes a 2-bedroom legal basement suite with a private exterior entrance and separate Energy Star appliance package—ideal for rental income or multi-generational living. A double detached garage, full landscaping, and a fenced yard complete this move-in-ready home. A rare opportunity to live in one of Edmonton's most forward-thinking neighborhoods. Sophisticated Living!

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

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|----------------|--------------------|
| Date Listed | January 26th, 2025 |
| Days on Market | 159 |
| Zoning | Zone 08 |

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Listing information last updated on July 4th, 2025 at 7:02am MDT