

# \$704,900 - 8063 Cedric Mah Road, Edmonton

MLS® #A2191083

## \$704,900

5 Bedroom, 4.00 Bathroom, 1,490 sqft  
Residential on 0.05 Acres

N/A, Edmonton, Alberta

Located in the up and coming neighbourhood 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. It is a MUST SEE!

Built in 2024

## Essential Information

MLS® #	A2191083
Price	\$704,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active



## Community Information

Address	8063 Cedric Mah Road
Subdivision	N/A
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5G2Z4

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	In Floor, Geothermal, Heat Pump
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Flat
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	January 29th, 2025
Days on Market	79
Zoning	RF4

## Listing Details

Listing Office	Infinite Realty Service
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.