

# \$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	98
Zoning	RF4

## Listing Details

Listing Office	Infinite Realty Service
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