# \$745,000 - 8029 Cedric Mah Road, Edmonton

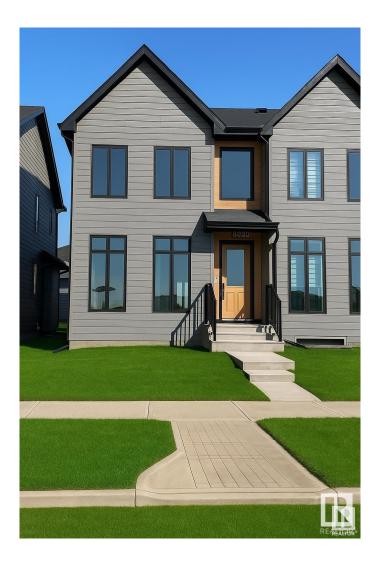
MLS® #E4438085

#### \$745,000

5 Bedroom, 4.50 Bathroom, 2,024 sqft Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

Amazing End-Unit Townhome with Dual Income Suites & state of the art Solar Power! This stunning end-unit townhome offers 5 beds,5 bath,3 Kitchens & Double Detached Garage, ready for immediate possession and comes complete with not one, but two fully equipped mortgage helpers â€" legal basement suite and a garage suite. Both suites include private entrances, full kitchens, bathrooms, and living spaces, offering complete privacy and independence for tenants or extended family members.Whether used for rental income or multigenerational living, these additional units provide incredible flexibility and financial upside.Located just minutes from downtown Edmonton, major universities, colleges, and with easy access to public transit, this property is ideal for both owners and renters. Enjoy green energy savings with a state-of-the-art geothermal heating and cooling systemâ€"no gas bills!This home offers a perfect blend of luxury, convenience, and sustainability, with all appliances included, premium finishes MUST SEE



Built in 2025

#### **Essential Information**

MLS® # E4438085 Price \$745,000

Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,024
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

# **Community Information**

Address	8029 Cedric Mah Road
Area	Edmonton
Subdivision	Blatchford Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2Z5

## Amenities

AmenitiesOn Street Parking, No AnimaParkingDouble Garage Detached

# Interior

Interior Features Appliances	ensuite bathroom Dishwasher-Built-In, Dryer, C Hood Fan, Refrigerator,	
	Dryer-Two, Refrigerators Dishwasher-Two, Microwave	
Heating	Forced Air-1, Geo Thermal	
Stories	3	
Has Suite	Yes	
Has Basement	Yes	
Basement	Full, Finished	

## Exterior

Exterior Wood, Brick, Vinyl



Exterior Features	Commercial, Flat Site, Landscaped, Park/Reserve, Picnic Area,
	Playground Nearby, Public Transportation, Schools, Shopping Nearby,
	View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	65
Zoning	Zone 08

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Listing information last updated on July 27th, 2025 at 8:17am MDT