

## **\$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 – 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 system – 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                 |
| Type           | 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

|           |                               |
|-----------|-------------------------------|
| Amenities | On Street Parking, No Animals |
| Parking   | Double Garage Detached        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Refrigerator,<br>Dryer-Two, Refrigerators<br>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 | 89             |
| Zoning         | Zone 08        |

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Listing information last updated on August 20th, 2025 at 1:32am MDT