# **\$795,000 - 8029 Cedric Mah Road, Edmonton**

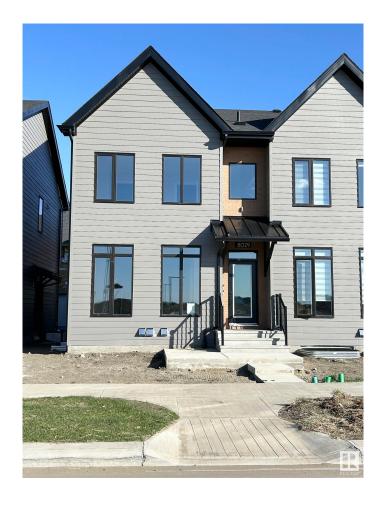
MLS® #E4435064

#### \$795,000

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 â€" Move-In Ready!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€" a 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 throughout & City View



Built in 2025

## **Essential Information**

MLS® # E4435064 Price \$795,000 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 Anima

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, G

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 8th, 2025

Days on Market 1

Zoning Zone 08

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Listing information last updated on May 9th, 2025 at 4:48pm MDT