

## **\$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 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	69
Zoning	Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 4:18pm MDT