

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

MLS® #E4458941

**\$745,000**

5 Bedroom, 4.50 Bathroom, 2,024 sqft

Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

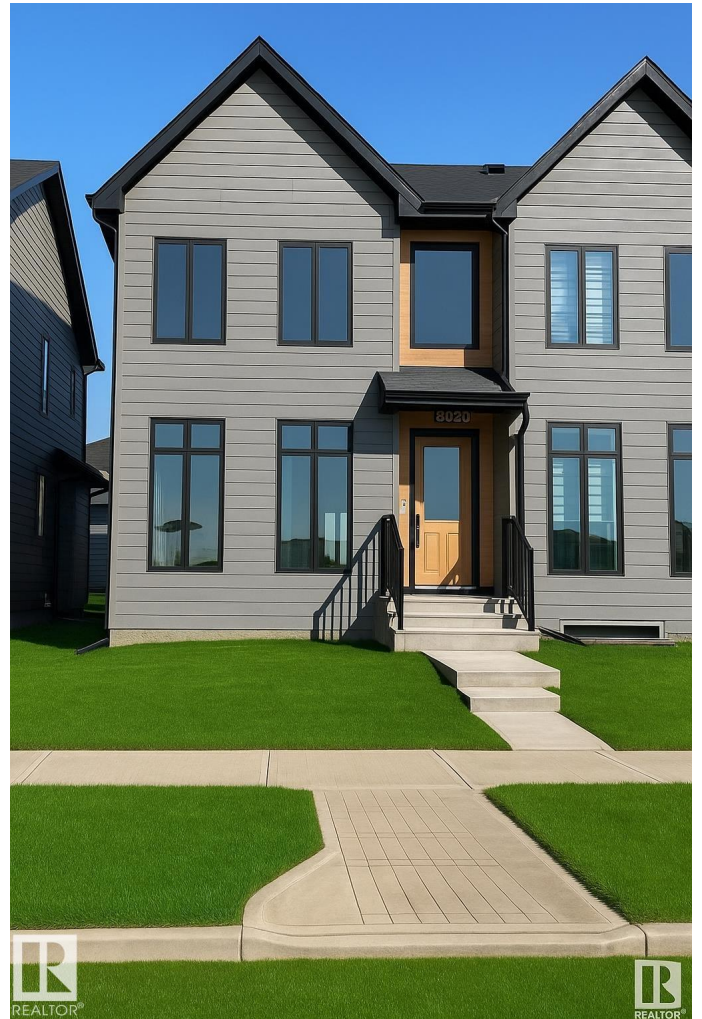
Amazing End-Unit Townhome with Dual Income Suites & state of the art Solar Power! This stunning end-unit townhome offers 5 beds, 5 bath, 3 Kitchens & Double Detached Garage, ready for immediate possession and comes complete with not one, but two fully equipped mortgage helpers – legal basement suite 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® # E4458941

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 | Air Conditioner, Detectors Smoke, Solar Equipment |
| Parking   | Double Garage Detached                            |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Two, Microwave Hood Fan, Range, Remarks, Dryer-Two, Refrigerator, 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    | September 22nd, 2025 |
| Days on Market | 24                   |
| 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 October 16th, 2025 at 11:47am MDT