

# \$699,900 - 8063 Cedric Mah Road Nw, Edmonton

MLS® #E4327656

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

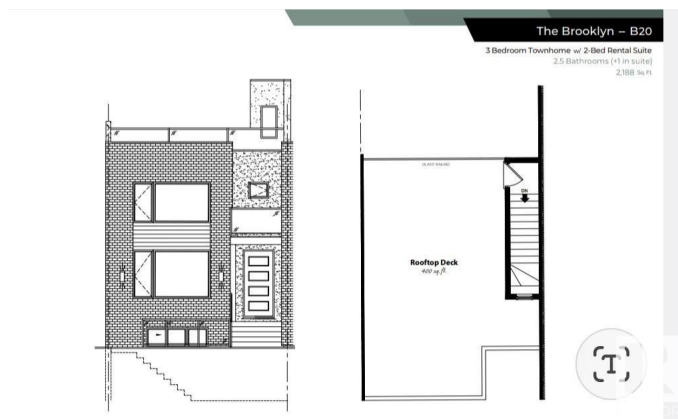
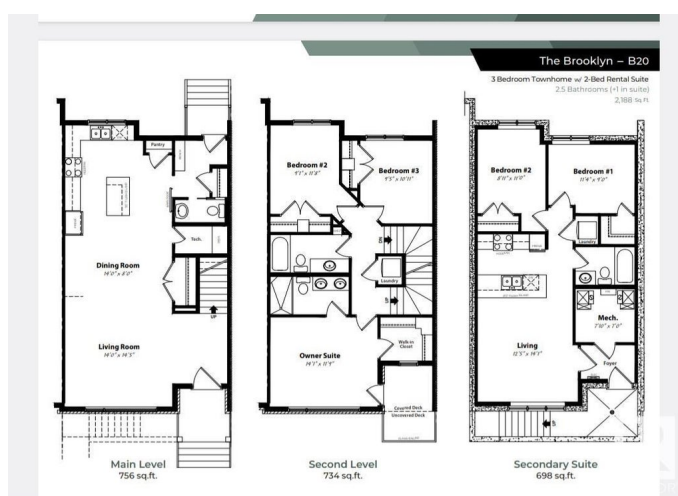
Blatchford Area, Edmonton, AB

Encore Master Builders best selling home in Blatchford. The Brooklyn "B20" model with a full 2 bedroom basement suite. Main house is a 3 bedroom 2.5 bathroom home with 9ft ceilings on the main floor, tech room, 50 inch linear fireplace with custom surround. Large kitchen with custom cabinetry, prep island, walk in pantry and Stainless appliances. Custom barn doors, quartz countertops and tile backsplash. Upper floor laundry, large ensuite and walk in closet in the owners suite. Basement with a separate entrance into the two bedroom basement suite with full appliance's and in suite laundry. Home is geothermally heated and cooled, landscaping fencing and double garage are included. Close to downtown Edmonton, NAIT and the LRT expansion. Home is scheduled for completion March/2024. Pics are of the same floorplan but diff home, colors and finish may vary.

Built in 2023

## Essential Information

MLS® #	E4327656
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,507
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey

### Community Information

Address	8063 Cedric Mah Road Nw
Area	Edmonton
Subdivision	Blatchford Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2R6

### Amenities

Amenities	Exterior Walls 2"x8", HRV System, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Features	Exterior Walls 2"x8", HRV System, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior	Carpet, Vinyl Plank
Interior Features	Microwave Hood Cover, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Built-In, Garage Control, Hood Fan
Heating	Heat Pump
# of Stories	3
Has Basement	Yes
Basement	Fully Finished, Full

### Exterior

Exterior	Brick, Stucco, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation
Construction	Wood Frame

**Additional Information**

Date Listed                February 14th, 2023  
HOA Fees                 300.00  
HOA Fees Freq.        Annually

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Listing information last updated on May 19th, 2024 at 2:01am MDT