

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

MLS® #E4456340

## \$699,900

5 Bedroom, 3.50 Bathroom, 1,490 sqft  
Single Family on 0.00 Acres

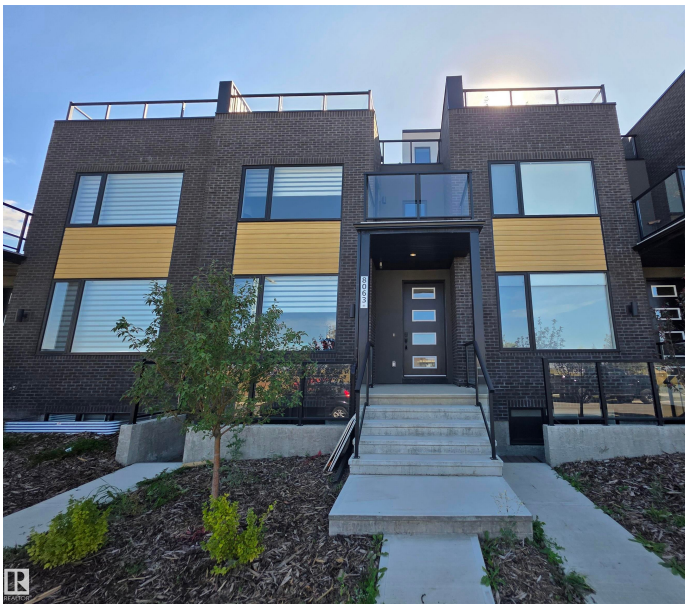
Blatchford Area, Edmonton, AB

Last brand new roof top patio unit with fully contained two bedroom basement suite. Main house is a 3 bedroom 2.5 bath. 9ft basement and main floor ceilings, 50 inch linear fireplace, Large kitchen with prep island, walk in pantry and Stainless appliances. Custom barn door, quartz countertops through out and tiled backsplash. Upper floor laundry, ensuite and walk in closet in the main bedroom. Basement suite is a two bedroom with separate entrance full appliances and in suite laundry, current rents in the area for a suite are at \$1600 per month. Builder is willing to help find a tenant to help off set the mortgage payment. Home is geothermally heated and cooled, landscaping, fencing and double garage are included. Close to downtown, NAIT and the LRT expansion. Furniture in home negotiable.

Built in 2024

### Essential Information

MLS® #	E4456340
Price	\$699,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, Exterior Walls 2"x10", HRV System, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Heat Pump, Geo Thermal
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	Zone 08
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on September 8th, 2025 at 3:47am MDT