

\$775,000 - #g 2740 Blatchford Rd Nw, Edmonton

MLS® #E4463920

\$775,000

5 Bedroom, 4.00 Bathroom, 1,389 sqft
Single Family on 0.08 Acres

Blatchford Area, Edmonton, Alberta

Perfect blend of sustainability, comfort, and smart investment in this NET ZERO corner unit home built by Carbon Busters. Designed for exceptional efficiency, this home features SOLAR PANELS, a GEOTHERMAL HEATING system, and EXTRA INSULATION in the walls to ensure maximum savings year-round. An annual utility cost of only about \$200, compared to the typical \$500â€“\$600 monthly utility bills for a similar-sized home â€” savings that can practically cover your annual property taxes! The attached corner unit includes a double detached garage with EV charger and a 2-BEDROOM GARAGE SUITE, FOR RENTAL INCOME potential. Inside, youâ€™ll find 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor with modern finishes and abundant natural light. All appliances are energy-efficient, further lowering ongoing costs. Enjoy outdoor living with a fully landscaped yard, an upper-level balcony with city views. The price also includes a finished basement - the buyer can choose finishes. (id:6289)

Built in 2022

Essential Information

Listing #	E4463920
Price	\$775,000
Bedrooms	5
Bathrooms	4.00



Half Baths	1
Square Footage	1,389
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	#g 2740 Blatchford Rd Nw
Subdivision	Blatchford Area
City	Edmonton
Province	Alberta
Postal Code	T6G0P3

Amenities

Amenities	Playground, Schools, Shopping, Ceiling - 9ft
Features	Treed, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	1
View	City view

Interior

Appliances	Dishwasher, Microwave Range Hood Combo, Washer/Dryer Stack-Up, Stove, Washer, Refrigerator
Heating	Heat Pump
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Real Broker
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