

# \$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 | 47                  |
| Zoning         | Zone 08             |
| HOA Fees       | 200                 |
| HOA Fees Freq. | Annually            |

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 22nd, 2025 at 8:32pm MDT