# \$495,000 - 2744 Blatchford Road, Edmonton

MLS® #E4432117

### \$495,000

3 Bedroom, 2.50 Bathroom, 1,306 sqft Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

This stunning NET-ZERO townhouse in Edmonton's visionary Blatchford community offers the perfect blend of luxury and sustainability. Designed to produce as much energy as it consumes, it features rooftop solar panels, ultra-high insulation (R-45 walls, R-80+ roof), energy-efficient windows and doors, and is connected to the City of Edmonton's District Energy Shared System for efficient year-round heating and cooling. Net-zero homes like this dramatically reduce utility bills, shrink your carbon footprint, and provide superior comfort through better temperature regulation and air quality. The exterior boasts Pearl grey Hardie panels, LUX vertical cladding, and dark-sky compliant LED & solar lighting. Inside, enjoy modern finishes like luxury vinyl plank flooring, QUARTZ countertops, custom cabinetry, and energy-efficient appliances. The layout includes a main floor primary bedroom with ensuite, two upstairs bedrooms, and an unfinished basement ready for future development. Walk to parks, LRT, shops & more.

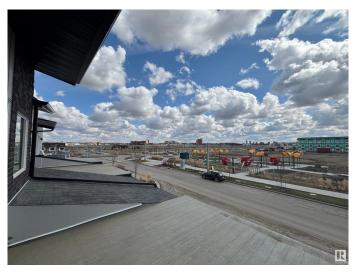
Built in 2024

# **Essential Information**

MLS® # E4432117 Price \$495,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,306

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Residential Attached

Style 2 Storey

Status Active

# **Community Information**

Address 2744 Blatchford Road

Area Edmonton

Subdivision Blatchford Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 0W6

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Solar Equipment, Rooftop

Deck/Patio

Parking Spaces 2

Parking Single Garage Detached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dryer, Oven-Microwave, Refrigerator-Energy

Star, Stove-Electric

Heating Heat Pump, Geo Thermal

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Hardie Board Siding

Exterior Features Environmental Reserve, Fruit Trees/Shrubs

Roof Asphalt Shingles

Construction Wood, Brick, Hardie Board Siding

Foundation See Remarks

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 65

Zoning Zone 08

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