

## \$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	139
Zoning	Zone 08

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