

# **\$565,000 - 2744 Blatchford Road, Edmonton**

MLS® #E4432117

**\$565,000**

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**

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Price \$565,000



|                |                      |
|----------------|----------------------|
| 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, Stone, Stucco                       |
| Exterior Features | Environmental Reserve, Fruit Trees/Shrubs |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | See Remarks         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 08          |

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Listing information last updated on May 1st, 2025 at 7:32am MDT