

Courtesy Of Gabriela Humeniuk Of Real Broker

\$775,000 - 2740 Blatchford Road, Edmonton

MLS® #E4463920

\$775,000

5 Bedroom, 3.50 Bathroom, 1,389 sqft
Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

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, SUPERWINDOWS (R-8 COG). 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. Over 2000 square feet of living space. 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.

Built in 2022

Essential Information

MLS® #	E4463920
Price	\$775,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	2740 Blatchford Road
Area	Edmonton
Subdivision	Blatchford Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P3

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Solar Equipment
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Washer - Energy Star, Refrigerators-Two
Heating	Heat Pump, Geo Thermal
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	St. Edmund Catholic
Middle	Aurora Academic Charter
High	Centre High

Additional Information

Date Listed	October 29th, 2025
Days on Market	9
Zoning	Zone 08

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Listing information last updated on November 6th, 2025 at 10:47pm MST