

Courtesy Of Vic Mutti Of MaxWell Polaris

# **\$569,000 - 2760 Blatchford Road Nw, Edmonton**

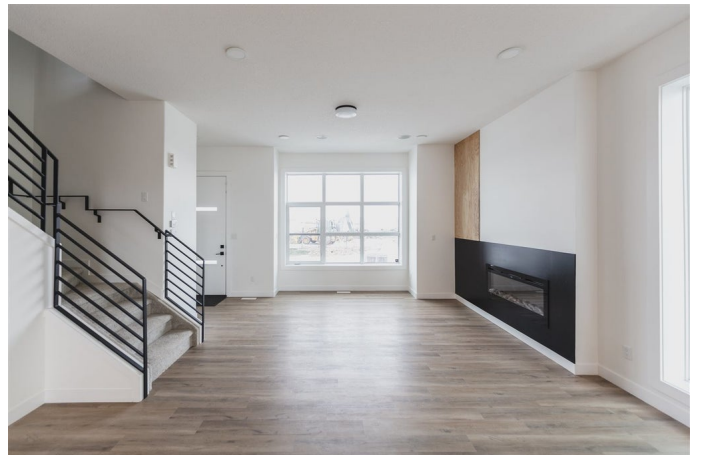
MLS® #E4236697

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,770 sqft  
Single Family on 0 Acres

Blatchford Area, Edmonton, AB

PROMOTIONAL PRICING! MODERN FARMHOUSE- NO CONDO FEES! Middle Unit, facing downtown, 2nd floor balcony, and 3 bedroom plan! Highly sustainable, carbon neutral, energy efficient capable home with state of the art Geothermal heating/cooling system in the trendy up and coming community of Blatchford. Professionally designed interior and fully customizable (see attached images), includes interior design consultation. Premium lots and solar panel ready. This home is a spacious with 1770 sq ft with 2nd floor balcony off the master, double detached garage and large backyard. Main floor with open concept, 9' ceiling, modern kitchen, 2nd floor features ensuite with BIG vanity, 3 spacious bedrooms, upstairs laundry and & full bathroom. Many upgrades: 8' front door, quartz countertops all over, 5k appliances credit, premium and maintenance free including : hardie planks, brick and metal. Visit the showhome at 7745 Yorke Mews for more information



Built in 2021

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4236697  |
| Price    | \$569,000 |
| Bedrooms | 3         |

|                |                      |
|----------------|----------------------|
| Bathrooms      | 3.00                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,770                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | ACTIVE               |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2760 Blatchford Road Nw |
| Area        | Edmonton                |
| Subdivision | Blatchford Area         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5G 2W6                 |

### **Amenities**

|                |  |
|----------------|--|
| Features       | Air Conditioner, Ceiling 9 ft., Fire Pit |
| Parking Spaces | 4  |
| Parking        | 2 Outdoor Stalls, Double Garage Detached |
| # of Garages   | 2  |

### **Interior**

|                        |   |
|------------------------|---|
| Interior               | Carpet, Vinyl Plank                     |
| Interior Features      | Air Conditioning-Central, Garage Opener |
| Heating                | Forced Air-1                            |
| Bedrooms on Main Level | N                                       |
| Has Basement           | Yes                                     |
| Basement               | Full, Unfinished                        |
| Fireplace              | Yes                                     |
| Fireplaces             | Electric, Direct Vent, Glass Door       |
| # of Stories           | 2                                       |

### **Exterior**

|          |                                   |
|----------|-----------------------------------|
| Exterior | Brick, Hardie Board Siding, Metal |
|----------|-----------------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Playground Nearby, Recreation Use, Shopping Nearby, Vegetable Garden, View Downtown, Private Park Access, Picnic Area |
| Roof              | Asphalt Shingles  |
| Construction      | Wood Frame  |
| Foundation        | Concrete  |

### **Additional Information**

HOA Fees            130.00

HOA Fees Freq.    Annually

Listing information last updated on May 15th, 2021 at 9:46pm MDT