

## \$775,000 - 2740 Blatchford Road, Edmonton

MLS® #E4463920

**\$775,000**

3 Bedroom, 2.50 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 in the walls to ensure maximum savings year-round. 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 a 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. All appliances are energy-efficient, further enhancing the homeâ€™s eco-friendly design and 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       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| 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 | 2                                                                                                                                             |
| 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 Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View City |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stucco, Vinyl                                                           |
| 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 | 1                  |
| Zoning         | Zone 08            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 8:47pm MDT