

\$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 2:02pm MDT