

# \$778,000 - 2740 Blatchford Road, Edmonton

MLS® #E4451320

**\$778,000**

3 Bedroom, 2.50 Bathroom, 1,189 sqft  
Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

Live sustainably in style with this NET-ZERO townhome in Edmonton’s visionary Blatchford community. Built by Carbon Busters, this home produces as much energy as it consumes with rooftop solar panels, R-45 walls, R-80+ roof insulation, triple-pane windows, and connection to the City’s District Energy Sharing System for year-round efficiency. The main floor offers a primary bedroom with ensuite and walk-in closet, while the second floor features two bedrooms, a full bath, and a flex space or bonus room. Modern finishes include quartz counters, custom cabinetry, luxury vinyl plank flooring, and six ENERGY STAR® appliances. Enjoy a private rooftop patio perfect for relaxing or entertaining with a downtown view, a double detached garage, and a rentable one bedroom laneway suite above. Located steps from parks, LRT, shops, and more. This home blends luxury, location, and low environmental impact.

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451320  |
| Price     | \$778,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,189                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| 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 | T5G 0W6              |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Insulation-Upgraded, Smart/Program. Thermostat, Vinyl Windows, Green Building, HRV System, Solar Equipment, Rooftop Deck/Patio |
| Parking Spaces | 3                                                                                                                                                                                 |
| Parking        | Double Garage Detached                                                                                                                                                            |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Geo Thermal                                                                                         |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Hardie Board Siding                                                                                                                               |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |                                         |
|--------------|-----------------------------------------|
| Roof         | Asphalt Shingles                        |
| Construction | Wood, Brick, Metal, Hardie Board Siding |
| Foundation   | See Remarks                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 12               |
| 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 August 17th, 2025 at 1:32pm MDT