

\$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	14
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 19th, 2025 at 9:17pm MDT