



## 2744 BLATCHFORD Road Edmonton AB

\$495,000

This NET-ZERO townhouse features a sustainable design with SOLAR Panels, achieving zero carbon emissions. The building incorporates high insulation values in its walls (R 45) and roof (R 80+), along with energy-efficient windows and doors to enhance thermal comfort. The City of Edmonton's District Energy Shared System provides efficient heating and cooling. The exterior showcases environmentally friendly materials, including Pearl grey Hardie panels, LUX vertical cladding, and dark-sky compliant LED and solar lighting. Inside, the townhouse boasts energy-efficient appliances, luxury vinyl plank flooring, QUARTZ countertops, and custom cabinetry, promoting a luxurious yet environmentally conscious living space with a main floor master bedroom w/ ensuite and 2 bedrooms upstairs. The unfinished basement is ready for a bedroom and bathroom. Steps away from parks, LRT, shopping, micro brewery. All in the heart of Edmonton's sustainable community of Blatchford Field.

Listing Presented By:



Originally Listed by:  
CIR Realty

mark@markwilbert.ca  
<http://www.markwilbert.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net