



## Edmonton Alberta

\$495,000

This stunning NET-ZERO townhouse in Edmonton's visionary Blatchford community offers the perfect blend of luxury and sustainability. Designed to produce as much energy as it consumes, it features rooftop solar panels, ultra-high insulation (R-45 walls, R-80+ roof), energy-efficient windows and doors, and is connected to the City of Edmonton's District Energy Shared System for efficient year-round heating and cooling. Net-zero homes like this dramatically reduce utility bills, shrink your carbon footprint, and provide superior comfort through better temperature regulation and air quality. The exterior boasts Pearl grey Hardie panels, LUX vertical cladding, and dark-sky compliant LED & solar lighting. Inside, enjoy modern finishes like luxury vinyl plank flooring, QUARTZ countertops, custom cabinetry, and energy-efficient appliances. The layout includes a main floor primary bedroom with ensuite, two upstairs bedrooms, and an unfinished basement ready for future development. Walk to parks, LRT, shops & more. (id:6769)

Living room 10' x 11'

Dining room 11' x 5'

Kitchen 13' x 11'

Primary Bedroom 11' x 10'6"

Bedroom 2 9'3" x 13'3"

Bedroom 3 9'1" x 13'3"

Bonus Room 9' x 7'

Listing Presented By:



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CIR Realty

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