



## Edmonton Alberta

\$2,599,900

Built in 2024 by Encore Master Builder, this three-property townhome portfolio at 8069, 8071, and 8073 Blatchford Road NW offers modern design, sustainability, and diversified income in the heart of Blatchford, one of Edmonton's most forward-thinking communities. Each property features a 3-bedroom, 2.5-bath main residence with 9 ft ceilings on the main and basement levels, upper-floor laundry, and a spacious primary suite with walk-in closet, ensuite, and private balcony. Open-concept main floors are anchored by 50-inch linear fireplaces and contemporary kitchens with quartz countertops, tiled backsplashes, custom cabinetry, prep islands, walk-in pantries, and stainless steel appliances. All three homes include legal 2-bedroom basement suites with separate entrances, full kitchens, and in-suite laundry, while 8069 and 8073 further benefit from additional 2-bedroom garage suites, creating rare multi-income configurations under 3 separate titles. Rooftop patios with power and water enhance livability, and geothermal heating and cooling with heat pump technology delivers year-round comfort and long-term efficiency. Landscaping, fencing, and double garages are included throughout, with close proximity to parks, future LRT expansion, NAIT, and quick access to downtown. (id:6769)

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### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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