

## \$648,900 - 7805 Yorke Road, Edmonton

MLS® #E4419302

**\$648,900**

4 Bedroom, 3.50 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

This unique, 3-story, sustainable townhome in Blatchford is a must see! The upgraded townhome includes a chefs kitchen with 36" Thermador professional series gas stove, built in cabinet freezer, Frigidaire professional series fridge, Bosch built-in dishwasher and a large prep island. The main floor also includes a large dining area and front living room with floor to ceiling windows. There is a 1/2 bath and large mud room at the rear entry. The second floor includes a primary suite with walk in closet & ensuite bath, plus two good sized bedrooms and another full bath. The third story has an office/rec room, 2 large storage areas and access to the rooftop deck. Finally, this home also has a FULLY DEVELOPED basement with another bedroom, full bathroom and a huge rec room. As if that wasn't enough, the home includes landscaping, double detached garage, fully fenced, geothermal heating and cooling, upgraded wall systems, programable Nest thermostat, full stone exterior, 9' ceilings and more!



Built in 2024

### Essential Information

MLS® #	E4419302
Price	\$648,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	7805 Yorke Road
Area	Edmonton
Subdivision	Blatchford Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2R6

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Green Building, Exterior Walls 2"x8", HRV System, Natural Gas Stove Hookup, Rooftop Deck/Patio
Parking Spaces	4
Parking	Double Garage Detached, Front/Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star
Heating	Heat Pump, Geo Thermal
Stories	4
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, View Downtown
Lot Description	36 x 6.71
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 26th, 2025
Days on Market	98
Zoning	Zone 08

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