

## \$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 | 96                 |
| Zoning         | Zone 08            |

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Listing information last updated on May 2nd, 2025 at 8:02am MDT