

## \$598,800 - 7819 Yorke Road, Edmonton

MLS® #E4449785

**\$598,800**

3 Bedroom, 3.50 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

Welcome to the award winning energy efficient Blatchford community, introducing you to this custom built 3 Storey featuring rooftop patio, fully fenced and landscaped yard with double detached garage. 3 large bedrooms with the master on the 3rd level with Full 4 piece ensuite and massive walk in closet. 2nd level has laundry room; bedrooms 2 and 3 also have full ensuites. 9 ft ceilings on the main floor. Galley kitchen with custom cabinets, coffee station and prep island. Quartz counter tops and all high end smart Stainless appliances, and handy side by side pantry. Custom iron railings, vinyl plank floor on the main floor geo-thermally heated and cooled with smart room thermostats. Location is close to NAIT, Royal Alex hospital and the ICE District and walking distance to the Brand new LRT train station!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449785  |
| Price          | \$598,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,927     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2021                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 3 Storey             |
| Status     | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7819 Yorke Road |
| Area        | Edmonton        |
| Subdivision | Blatchford Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 2R6         |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Insulation-Upgraded, See Remarks, Green Building, HRV System, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                               |
| Parking        | Double Garage Detached                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Heat Pump, Geo Thermal                                                                                        |
| Stories           | 3                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone                                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Brick, Stone                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 08         |

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Listing information last updated on August 28th, 2025 at 12:47am MDT