# **\$469,998 - 7505 Observer Lane, Edmonton**

MLS® #E4447347

#### \$469,998

1 Bedroom, 1.50 Bathroom, 902 sqft Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

Welcome to the Bungalows at Blatchford. This brand new townhouse unit the "Fernie― Built by StreetSide Developments and is located in one of Edmonton's best and upcoming areas of Blatchford!!! With just over 900 square Feet, front and back yard is landscaped, fully fenced and a double detached garage, this opportunity is perfect for a retired couple. This bungalow comes complete with upgraded Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. This home has a large primary suite with a 4 piece ensuite and a den perfect for a home office or a spare bedroom. This home has an unspoiled basement ready for future development or extra storage. These bungalows have NO CONDO FEES and also front onto the pond. This home is now move in ready!

Built in 2025

#### **Essential Information**

MLS® # E4447347 Price \$469,998

Bedrooms 1

Bathrooms 1.50

Full Baths 1







Half Baths 1

Square Footage 902
Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Residential Attached

Style Bungalow

Status Active

# **Community Information**

Address 7505 Observer Lane

Area Edmonton

Subdivision Blatchford Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2S5

### **Amenities**

Amenities See Remarks

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Heat Pump, Geo Thermal

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Landscaped, Low Maintenance Landscape,

Park/Reserve, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Vegetable Garden, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 10th, 2025

Days on Market 114

Zoning Zone 08

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