

# \$499,900 - 14 7066 Fane Road, Edmonton

MLS® #E4423351

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,627 sqft  
Condo / Townhouse on 0.00 Acres

Blatchford Area, Edmonton, AB

Official pre-sale available - only 2 of 15 left available, brand new 3 bedroom 2 storey Townhomes coming to our Geothermal Heating and Cooling! Solar panel ready with 9 foot ceilings, bright open plans with HUGE windows, beside the control tower and Tomato Park. Homes come with Private Double Attached Garages Electric car charger ready with 200 AMP Electrical, underground parking accessed by security door, and each home has it's own private garage door for extra security. Basement level beside the garage has potential for family room/entertainment area or 4th bedroom and extra storage. Upstairs you'll discover 2 master bedroom or 3 full bedroom plans with upstairs laundry and balconies to sit and enjoy the stunning downtown view sunsets. Interior photos are of the show home - finishing, layouts and materials will differ depending on some of your personal selections to customize your future environmentally conscious home!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423351  |
| Price     | \$499,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,627             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 14 7066 Fane Road |
| Area        | Edmonton          |
| Subdivision | Blatchford Area   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 2W6           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | See Remarks, Geo Thermal                                    |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                    |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Hardie Board Siding |
| Exterior Features | See Remarks               |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Hardie Board Siding |
| Foundation        | Concrete Perimeter        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 08             |
| Condo Fee      | \$198               |

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Listing information last updated on April 9th, 2025 at 6:32pm MDT