

# \$489,998 - 7507 Observer Lane, Edmonton

MLS® #E4418291

**\$489,998**

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 "Hudson" 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 a unspoiled basement ready for future development or extra storage. These bungalows have NO CONDO FEES! \*\*\* This home is under construction and the photos used are from the same home recently built and colors may vary will be complete by the end of June 2025\*\*\*\*



Built in 2025

## Essential Information

MLS® #	E4418291
Price	\$489,998
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	7507 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            January 15th, 2025

Days on Market      86

Zoning                 Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 8:47pm MDT