

## **\$475,000 - 1075 McConachie Boulevard, Edmonton**

MLS® #E4444557

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 3-bed, 2.5-bath, 1,710 sq.ft. two-storey in family-friendly McConachie—available for immediate possession! This home boasts fresh paint throughout and brand-new carpet with premium underlay. The open-concept main floor features a bright living room with rich dark maple hardwood, a dining area, a modern kitchen with wood cabinetry, granite countertops, a massive island, and stainless steel appliances, plus a sleek tech nook—ideal for working from home. Upstairs, three generous bedrooms await, each with plush new carpeting, alongside a stylish 4-piece main bath. The primary suite impresses with vaulted ceilings, a large walk-in closet, and a luxurious 4-piece ensuite with soaker tub and separate shower. The unfinished basement includes rough-in plumbing for a future 3-piece bath. Enjoy morning coffee on the lovely front porch or the south-facing 2-tiered deck. A double detached garage adds parking convenience. Located steps from schools, parks, walking trails, and transit.

Built in 2011

### **Essential Information**

MLS® # E4444557

Price \$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,710
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1075 Mcconachie Boulevard
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0P7

### Amenities

Amenities	Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Soraya Hafez School
Middle	Steele Heights School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 03

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