# \$475,000 - 1075 Mcconachie Boulevard, Edmonton

MLS® #E4444557

### \$475,000

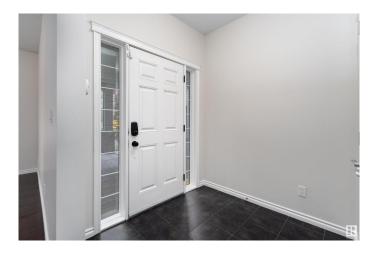
3 Bedroom, 2.50 Bathroom, 1,710 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 3-bed, 2.5-bath, 1,710 sq.ft. two-storey in family-friendly McConachieâ€"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 nookâ€"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

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 July 3rd, 2025 at 6:32am MDT