

# \$499,000 - 997 Mcconachie Boulevard, Edmonton

MLS® #E4450704

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,587 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This move-in ready home in McConachie offers comfort, space, and smart design throughout. The main floor features a cozy electric fireplace, an open living area, and a stylish kitchen with full-height custom cabinets, quartz countertops, a large island, and a bright dining space perfect for everyday living or hosting guests. Upstairs, the spacious primary suite includes a walk-in closet and a private five-piece ensuite. Two additional bedrooms offer double closets with built-in shelving, along with a full bathroom and convenient upper-floor laundry. The fully finished basement—accessible through a separate rear entrance—adds incredible flexibility with a second kitchen, a large bedroom, and a full bathroom. Ideal for extended family, guests, or future rental potential. With 9’™ ceilings, quality finishes throughout, a rear deck, and a double detached garage, this home blends comfort and function in a great location close to schools, parks, and shopping.



Built in 2017

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450704  |
| Price     | \$499,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,587                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 997 McConachie Boulevard |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N3                  |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, No Animal Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                             |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 30th, 2025

Days on Market                3

Zoning                            Zone 03

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Listing information last updated on August 2nd, 2025 at 3:32am MDT