

\$419,900 - 1247 McConachie Boulevard, Edmonton

MLS® #E4454777

\$419,900

3 Bedroom, 2.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

A beautiful 1615 sqft half-duplex in the desirable community of McConachie. The main floor features an open concept kitchen with island, dining area with garden door to the deck, living room and a half bath. Upper floor has a bonus room master bedroom with 4 pc ensuite, 2 other bedrooms and full bath. Single attached garage with floor drain & sump box! This property is conveniently located near schools, shopping public transportation and quick access to Anthony Henday Drive. Other features are stainless steel appliance triple pane windows; Navien tankless hot water heater, solar panel rough in, HRV, 96% high efficiency furnace. Quick possession.

Built in 2016

Essential Information

MLS® #	E4454777
Price	\$419,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,616
Acres	0.00
Year Built	2016
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1247 McConachie Boulevard
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3T3

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, Vinyl Windows, HRV System
Parking	Single Garage Attached

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	Fenced, Flat Site, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 26th, 2025
Days on Market	54
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 October 19th, 2025 at 10:02am MDT