

\$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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