

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

MLS® #E4448905

**\$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® # | E4448905  |
| 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    | July 21st, 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 28th, 2025 at 5:17am MDT