

Courtesy Of Kelly A Grant Of Exp Realty

\$475,000 - 1075 McConachie Boulevard, Edmonton

MLS® #E4454240

\$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 with gazebo. A double detached garage adds parking convenience. Located steps from schools, parks, walking trails, and transit.

Built in 2011

Essential Information

MLS® # E4454240

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, Gazebo
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	August 22nd, 2025
Days on Market	1
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 August 23rd, 2025 at 12:17am MDT