

# \$409,000 - 1065 Mcconachie Boulevard, Edmonton

MLS® #E4435000

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,604 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Nestled in the highly sought-after community of McConachie, this beautiful 2-storey home is conveniently located close to schools, parks, and shopping—perfect for families. The main floor offers a spacious kitchen with a central island, ideal for cooking and entertaining, along with a convenient 2-piece powder room. Upstairs, you™ll find a generous loft area, a spacious primary bedroom with a walk-in closet and private ensuite, plus two additional bedrooms and a full 4-piece main bathroom. Please note\* property is sold as is where is at time of possession. No warranties or representations.

Built in 2011

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435000               |
| Price          | \$409,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,604                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1065 Mcconachie Boulevard |
| Area        | Edmonton                  |
| Subdivision | McConachie Area           |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 0P7                   |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 03       |

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