

## **\$484,999 - 1194 McConachie Boulevard, Edmonton**

MLS® #E4452559

**\$484,999**

4 Bedroom, 3.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautiful 1636 sqft home located in the community of McConachie! As you enter youâ€™re welcomed by a gorgeous Open Concept Floor plan. The large FIREPLACE as you enter is the entertaining focal point of this home and partners perfectly with the LARGER KITCHEN & STAINLESS STEEL APPLIANCES. ADDITIONAL touches include LAMINATE flooring, NEW CARPET and a 2pc BATH finish the main floor. The 2nd floor features 3 spacious bedrooms, a 4pc BATH and a UNIQUE BONUS ROOM where you could entertain guests. The upstairs master bedroom boasts an additional 4pc ENSUITE bath and a bright WALK IN CLOSET. The basement has a 4th BEDROOM, an ENTERTAINMENT LIVING ROOM, the laundry room and an extra 4pc BATH. This home shows very well with FRONT & BACK LANDSCAPING. Bask in the sun in your SOUTHWEST FACING large DECK along with a PERGOLA overlooking your very own detached DOUBLE GARAGE! Enjoy the community trail paths and parks as there's always something to do! Driving distance to ANTHONY HENDAY and SCHOOLS!

Built in 2013

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4452559               |
| Price          | \$484,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1194 Mcconachie Boulevard |
| Area        | Edmonton                  |
| Subdivision | McConachie Area           |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 0V1                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 03           |

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Listing information last updated on August 17th, 2025 at 11:47am MDT