# \$469,900 - 1230 Mcconachie Boulevard, Edmonton

MLS® #E4444756

### \$469.900

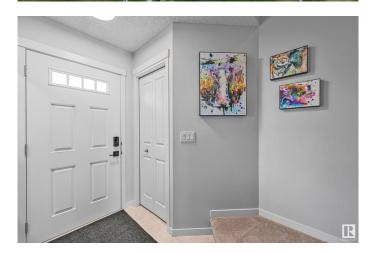
4 Bedroom, 3.50 Bathroom, 1,184 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This beautifully maintained Morrison built home is move in ready and waiting for its next family. From the moment you step inside, you'II be greeted by luxury finishes, bright sun-filled windows, and a spacious, modern kitchen with ample cabinetry perfect for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms. The primary suite features a large walk-in closet and a well appointed ensuite, offering both comfort and privacy. The two additional bedrooms are ideal for children, guests, or home office space, with deep closets and large windows that flood the rooms with natural light. Head down to the fully finished basement, professionally completed to include a fourth full sized bedroom, a large entertainment area, and a full bathroom ideal for hosting guests or creating the perfect retreat. Step outside to enjoy your low maintenance backyard, complete with a beautiful deck, a well crafted staircase, and a fully finished double detached garage.







Built in 2015

#### **Essential Information**

MLS® # E4444756 Price \$469,900

Bedrooms 4

Bathrooms 3.50
Full Baths 3
Half Baths 1

Square Footage 1,184 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1230 Mcconachie Boulevard

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3T1

## **Amenities**

Amenities On Street Parking, Air Conditioner, Deck, Detectors Smoke, Vinyl

Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape,

Picnic Area, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 12

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 9th, 2025 at 3:02am MDT