

## \$729,000 - 1025 McConachie Boulevard, Edmonton

MLS® #E4427537

**\$729,000**

6 Bedroom, 4.50 Bathroom, 2,540 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Separate Entrance and 2nd kitchen in the basement! Welcome to this beautiful 2-storey home located in McConachie. Boasting almost 2400 sq ft, this home is within walking distance of Soraya Hafez School. The main floor offers 2 living spaces, kitchen, dinning area, den/bedroom. The upper level includes 4 bedrooms. a full washroom and laundry room. The primary suite is complete with ensuite and walkin closet. Finished basement includes a bedroom includes a bedroom, a luxury custom full bathroom and a large living area complete with wet bar/kitchen and additional half bath. Comes with heated garage. Wind down at the end of the day on the oversized deck with custom glass roof.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427537  |
| Price          | \$729,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,540     |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1025 McConachie Boulevard |
| Area        | Edmonton                  |
| Subdivision | McConachie Area           |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3V5                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Direct Vent               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 38               |
| 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 May 3rd, 2025 at 1:47am MDT