

## \$479,900 - 1065 McConachie Boulevard, Edmonton

MLS® #E4460814

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully remodeled contemporary 2-storey home in the family friendly community of McConachie. Offering modern style and comfort, this home is move-in ready and waiting for your family. The open-concept main floor features bright living spaces, sleek finishes, and a kitchen designed for both everyday living and entertaining. Upstairs youâ€™ll find spacious bedrooms, including a relaxing primary suite, along with a convenient layout for family life. Recent upgrades and thoughtful design touches give the home a fresh, modern feel throughout. The fully landscaped yard and outdoor space provide room for kids to play or for summer gatherings. Located in one of Edmontonâ€™s most desirable north-side neighborhoods, youâ€™ll enjoy quick access to top rated schools, shopping, parks, greenspaces, and major transportation routes for an easy commute. A beautiful, calm, and welcoming property ready for its new family to call home! Some photos have been digitally staged.

Built in 2011

### Essential Information

MLS® # E4460814

Price \$479,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,607                  |
| 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 | Ceiling 10 ft., Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                   |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Soraya Hafez  
Middle                              Christ the King  
High                                 Christ the King

**Additional Information**

Date Listed                      October 3rd, 2025  
Days on Market                3  
Zoning                              Zone 03



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