

## \$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, youâ€™™ll 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	7
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 4th, 2025 at 10:47am MDT