

\$449,900 - 1230 McConachie Boulevard, Edmonton

MLS® #E4444756

\$449,900

4 Bedroom, 3.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

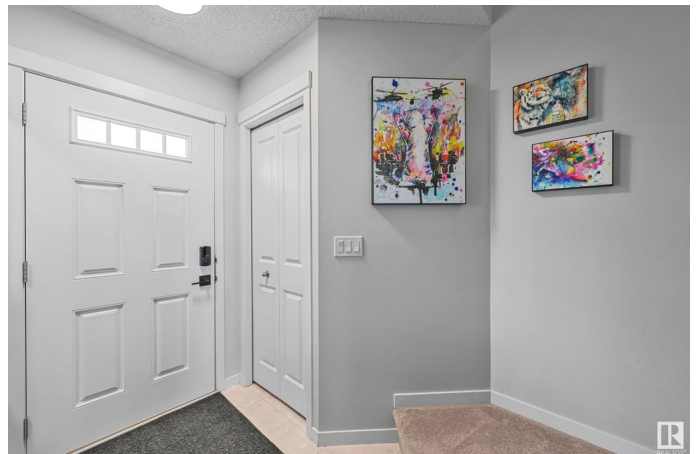
McConachie Area, Edmonton, AB

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 | \$449,900 |
| 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 | 20 |
| Zoning | Zone 03 |

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Listing information last updated on July 17th, 2025 at 3:33pm MDT