

## \$429,900 - 1247 McConachie Boulevard, Edmonton

MLS® #E4454777

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

A beautiful 1615 sqft half-duplex in the desirable community of McConachie. The main floor features an open concept kitchen with island, dining area with garden door to the deck, living room and a half bath. Upper floor has a bonus room master bedroom with 4 pc ensuite, 2 other bedrooms and full bath. Single attached garage with floor drain & sump box! This property is conveniently located near schools, shopping public transportation and quick access to Anthony Henday Drive. Other features are stainless steel appliance triple pane windows; Navien tankless hot water heater, solar panel rough in, HRV, 96% high efficiency furnace. Quick possession.

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454777      |
| Price          | \$429,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,616         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1247 McConachie Boulevard |
| Area        | Edmonton                  |
| Subdivision | McConachie Area           |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3T3                   |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, Vinyl Windows, HRV System |
| Parking   | Single Garage Attached                                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Fenced, Flat Site, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 44                |
| Zoning         | Zone 03           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT