

## \$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	1
Zoning	Zone 03

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