

## \$429,900 - 1416 McConachie Boulevard, Edmonton

MLS® #E4437941

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,471 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

**PLATINUM PROPERTY!!** Nestled in the sought-after McConachie, this stylish and meticulously kept 3-bed, 2.5-bath home checks all the boxes for modern living. The bright and airy main floor boasts a flexible office/flex space, a sleek chef's kitchen with crisp white cabinetry, stainless steel appliances, and a sun-drenched living room that flows into a south-facing backyard—perfect for soaking up the sunshine! Upstairs, the primary suite is a dream with double sinks, an oversized shower, and a private water closet. You'll also find two more generous bedrooms and a full 4-piece bath. Head out back to the fully fenced yard with a spacious deck, ideal for summer hangouts, plus a double detached garage for extra convenience. This home has been meticulously maintained and shows like new plus has central air conditioning. Whether you're upsizing, downsizing, or buying your first home—this beauty is ready to impress. Don't wait—your next chapter starts here!

Built in 2018

### Essential Information

MLS® # E4437941

Price \$429,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1416 McConachie Boulevard
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	6
Zoning	Zone 03

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Listing information last updated on May 28th, 2025 at 7:17am MDT