# \$829,900 - 1313 Mcconachie Boulevard, Edmonton

MLS® #E4427430

#### \$829.900

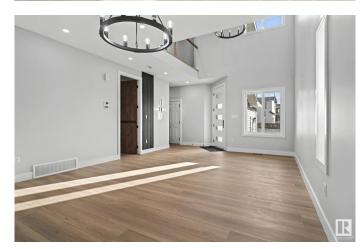
5 Bedroom, 5.00 Bathroom, 2,819 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Back ON TO POND and WALKOUT BASEMENT!! This OVER 2800 SQ.FT house loaded with upgrades comes with all high end appliances (like touch screen Refrigerator) and 2 LIVING ROOMS including one living room with OPEN TO ABOVE ceiling and 2 kitchens including SPICE KITCHEN and breathtaking POND VIEW which you can enjoy from all 3 levels (from COVERED DECK on main level + COVERED BALCONY from upper level + CONCRETE PAD already set up in backyard on basement level) This 5 BEDROOMS (2 MASTER BEDROOMS WITH ENSUITE BATHROOMS) and 5-BATHROOMS, YES every bedroom kind of have its own Bathroom + BONUS room on upper level and features like BLUETOOTH SPEAKER ON MAIN LEVEL & ON UPPER LEVEL + VANITY SET UP in Master bedroom + upgraded Doors + Feature walls + quartz countertop, NO CARPET - ALL LUXURY VINYL PLANKS and TILES in bathrooms, kitchen cabinets height to ceiling, HOT WATER TANKLESS and many more .. Bus stop is right across to this house .. and it's Close to Schools, playground, shopping, and all amenities...







Built in 2024

#### **Essential Information**

MLS®#

E4427430

Price \$829,900

Bedrooms 5

Bathrooms 5.00

Full Baths 5

Square Footage 2,819

Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1313 Mcconachie Boulevard

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0K8

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Hot Water Tankless, Walkout Basement, See

Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Asphalt, Stone, See Remarks

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

Stream/Pond, See Remarks, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, See Remarks

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 25th, 2025

Days on Market 36

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 April 30th, 2025 at 6:47am MDT