

## \$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

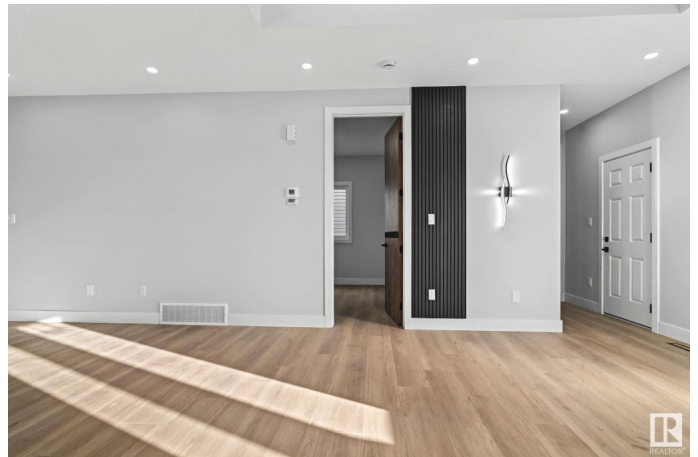
Back ON TO POND and WALKOUT BASEMENT !! This OVER 2800 SQ.FT house loaded with upgrades comes with all high end appliances (like touch screen Refrigerator) and 2 LIVING ROOMS including one living room with OPEN TO ABOVE ceiling and 2 kitchens including SPICE KITCHEN and breathtaking POND VIEW which you 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 | 37               |
| Zoning         | Zone 03          |

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Listing information last updated on May 1st, 2025 at 12:17pm MDT