

## **\$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	38
Zoning	Zone 03

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Listing information last updated on May 2nd, 2025 at 7:02am MDT