

## \$449,900 - 295 Mcconachie Drive, Edmonton

MLS® #E4441291

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to 295 McConachie Drive – a beautifully maintained 2-storey home in the family-friendly community of McConachie! This 3 bedroom + den, 2.5 bath home features an open concept layout with a spacious kitchen boasting a large island, stainless steel appliances, and stylish glass tile backsplash. The cozy living room includes a stunning gas fireplace, and the main floor den/flex room with double French doors is perfect for a home office or playroom. Upstairs offers laundry, 3 generous bedrooms including a primary suite with walk-in closet and ensuite. Enjoy outdoor living on the double-tiered deck in the SW-facing backyard with lovely landscaping and an apple tree, or relax on the welcoming front porch. The home also features a double detached garage, central A/C, and a partially finished basement. Located near schools, parks, shopping, transit, and quick access to Anthony Henday Drive and Manning Drive for easy commuting. This stunning home checks all the boxes - All it needs is YOU!

Built in 2010

### Essential Information

MLS® # E4441291

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,550                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 295 Mcconachie Drive |
| Area        | Edmonton             |
| Subdivision | McConachie Area      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5Y 0M9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Soraya Hafez School   |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 13             |
| 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 June 22nd, 2025 at 12:33am MDT