

## \$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
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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	8
Zoning	Zone 03

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