PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

# McConachie

## A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-generated housing illustration - not an actual McConachie property or location.

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RE/MAX River City

# Explore McConachie

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live McConachie community page and current listings

Green spaces, school plans and the everyday details.

Explore McConachie's green spaces, everyday shopping connections and home choices. Get a clearer picture of the neighbourhood today - and keep future projects separate from the amenities you can already use.

## Walk the green spaces

Explore the McConachie Tree Stand paths and the routes around homes on your shortlist.

## Check school placement

Soraya Hafez publishes enrolment restrictions; a future junior high is a separate project.

## Compare daily routines

Try your errands, work route and parking needs from the actual property address.

## One neighbourhood. Different pockets to explore.

McConachie Heights is a development within the larger McConachie community - not a substitute name for every property in it. Use McConachie Boulevard and 66 Street as starting points, then compare the individual blocks that interest you.

# One neighbourhood. Different pockets to explore.

## Get your bearings in McConachie




North is up. Pale green is the neighbourhood boundary, not parkland. Cards and centre badge are orientation overlays, not pins. City roads retrieved September 26, 2026; boundary snapshot September 22. Simplified geometry - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

# Enjoy what is here. Understand what is planned.



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### Keep the search area clear

Ask which part of McConachie a listing is in and what surrounds that specific home. A development's marketing map may cover only one phase, while your property search includes a broader area.

### Visit at the time that matters

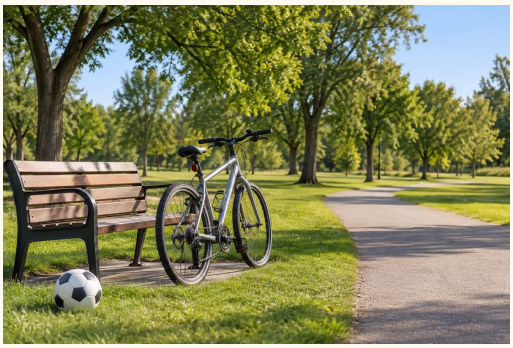
Check the street during a normal weekday as well as a quieter visit. Look at driveway access, visitor parking, crossings and the route to the destinations you will use most often.

Community context: McConachie Heights master plan . Travel times and access depend on the exact address.

GREEN SPACES & FUTURE PLANS

## Enjoy what is here. Understand what is planned.

Anthem describes paths through the McConachie Tree Stand and green space in the community. Take a walk from a shortlisted property to see which connections would become part of your own routine.



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### Make a local walk part of the showing

Look at path entrances, crossings and the return route rather than relying on straight-line distance. Around stormwater ponds, stay on paths and away from the water; these are drainage facilities, not recreation lakes.

# Start with the school year you need.



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### Pilot Sound District Park

The City's project page describes planning and design for a district park in McConachie, with future recreation and library space identified on the site. Do not treat those future facilities as open amenities or assume an opening date.

McConachie green-space overview · City: Pilot Sound District Park project · EPCOR pond safety . Check current project updates and posted access restrictions.

SCHOOLS & PLANNING

## Start with the school year you need.



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Soraya Hafez School, at 980 McConachie Boulevard NW, serves Kindergarten-Grade 6. Its 2026-27 notice says planned regular-program classes are full, with specified resident-student and new-mover exceptions. Confirm how the rules apply before deciding on a home.

### Confirm current placement directly

Give the division the exact address, grade, program and move date. Ask about transportation and the next school transition. Christ the King is a local Catholic elementary/junior-high school; Catholic designation and eligibility need a separate check.

# Build an errand loop that works for you.

### Keep the future junior high separate

EPSB lists the McConachie Grades 7-9 project under construction with an announced Fall 2028 opening. That is a future plan, not current enrolment availability; check for schedule and attendance-area updates.

Soraya Hafez enrolment notice · Christ the King · EPSB school-project updates . Rechecked September 26, 2026; recheck before relying on it.

## Build an errand loop that works for you.

McConachie Plaza is at the northwest corner of 167 Avenue and 50 Street. Its operator describes a mix of food, financial and professional services across the McConachie and Hollick Kenyon retail sites - use the current directory to check the businesses you need.



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### Test your regular stops

Try a grocery or pharmacy trip from the home you like, including the turns and parking on the return journey. Nearby shops are most useful when their location and hours fit your actual schedule.



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### Compare the whole commute

Test driving at a relevant weekday time. If transit is part of your plan, use current ETS information to compare the walk to the stop, transfers and return trip. Do not assume the quickest route on a map is your everyday travel time.

McConachie Plaza: operator information · ETS trip planning . Tenants, hours and transit services may change.

HOME COMPARISON

# Compare the living space and the upkeep.

## Compare the living space and the upkeep.

Start with the homes currently listed below. Separate resale properties from builder offerings and compare similar home types, sizes and condition before drawing conclusions from asking prices.



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### For a home with its own yard

Check usable outdoor space, sunlight, privacy and the garage or parking arrangement. Include the condition of major systems and exterior components in an appropriate inspection, not just the finishes that catch your eye.



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### For attached homes or condominiums

Do not infer the ownership structure from the building's appearance. Confirm title, applicable fees, parking, storage and maintenance responsibilities. Have the relevant documents reviewed by qualified professionals before committing.

Michael can help organize comparable properties and the questions to resolve. This guide is not a property inspection, legal opinion or valuation.

TAKE THIS ON YOUR VISIT

## Your McConachie shortlist checklist

- Confirm the part of McConachie and the development phase you are comparing.
- Walk a route through the local green spaces from the actual property.
- Check school placement for your address, grade and move date.
- Separate future park and school projects from amenities available today.
- Test parking, your regular errands and the weekday commute.
- Review ownership documents, condition and comparable sales with the right professionals.

# Questions worth asking before an offer.

## Questions worth asking before an offer.

### Is McConachie Heights the entire neighbourhood?

No. Anthem describes McConachie Heights as a development within the larger McConachie community. Check the specific listing location and phase rather than applying one development's features to every address.

### Can I count on the future junior high for next year?

No. EPSB currently identifies a Fall 2028 opening for the McConachie Grades 7-9 project. Confirm present school placement separately and treat future schedules and attendance arrangements as subject to change.

### Can I swim or paddle in the neighbourhood ponds?

Stormwater ponds are not safe recreation water. EPCOR advises staying back from the water and using the paths; do not swim, wade or boat in stormwater facilities.

### How do I narrow down the available homes?

Bring Michael your timing, preferred home type, parking needs and regular destinations. He can help you compare current listings and recent sales, then identify property-specific questions before an offer.

# Your next steps

## Your next steps

Keep your notes from McConachie and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

### Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the McConachie webpage and available homes

### About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.