# \$199,000 - 301 1060 Mcconachie Boulevard, Edmonton

MLS® #E4457774

### \$199,000

2 Bedroom, 2.00 Bathroom, 872 sqft Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to McConachie! This impressive corner unit condo offers 2 bedrooms, 2 bathrooms, and a versatile den/flex space. Designed with privacy in mind, this modern floor plan features only one shared wall and a spacious primary suite complete with a walk-in closet and private ensuite. Enjoy the convenience of in-suite laundry, granite countertops, stainless steel appliances, and air conditioningâ€"a rare find. For those long Edmonton winters, take advantage of heated underground parking for added comfort and peace of mind. The open-concept living area flows seamlessly into a well-appointed kitchen with espresso, soft-close cabinetry and a cozy breakfast nook. Both bedrooms are generously sized, offering plenty of space and functionality. Enjoy your morning coffee on the large balcony! This home is an excellent opportunity for first-time buyers, downsizers, or investors.



#### **Essential Information**

MLS® # E4457774 Price \$199,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 872
Acres 0.00
Year Built 2013

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 301 1060 Mcconachie Boulevard

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0W9

### **Amenities**

Amenities Off Street Parking, On Street Parking, Air Conditioner, Intercom, No

Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins,

Parking-Visitor, Patio, Secured Parking

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 53

Zoning Zone 03

Condo Fee \$530

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