

\$197,777 - 312 1070 McConachie Boulevard, Edmonton

MLS® #E4442447

\$197,777

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

GREAT VALUE for First Time

Buyers/Investors!...This FRESHLY PAINTED

Big & Bright West facing 2Bed + DEN, 2Full

Baths and 2 PARKING STALL unit offers an

open concept Kitchen/Living room, AIR

CONDITIONING and over 930sqft. Additional

Highlights include Espresso Wood Shaker soft

close cabinets and drawers, Granite

countertops with Breakfast Bar Peninsula

Island and upgraded Glass Tile backsplash.

Adding even more value ,is the view of the

Greenspace (with walking path) from your

Balcony, the Stainless Steel Kitchen

appliances, insuite Laundry/Storage room ,

Underground Heated Parking and additional

Surface stall. Close proximity to schools,

shopping, restaurants, public transit and easy

access to the Anthony Henday ensures a

sound investment...REWARD YOURSELF

TODAY!

Built in 2013

Essential Information

MLS® # E4442447

Price \$197,777

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 934



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 312 1070 Mcconachie Boulevard |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 0X1 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Heated, Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 14th, 2025
Days on Market 4
Zoning Zone 03
Condo Fee \$541

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