

# **\$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                2  
Zoning                              Zone 03  
Condo Fee                        \$541

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