

## **\$194,500 - 208 1060 McConachie Boulevard, Edmonton**

MLS® #E4435726

**\$194,500**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

This spacious 2-bedroom + den condo, perfectly positioned with serene views of the greenspace. The den offers flexibility for a home office or guest room. This unit comes with 1 heated titled underground stall & 1 assigned surface stall. An open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a warm & inviting atmosphere. Private patio for your morning coffee & relaxation. Features include a dishwasher, electric stove, microwave, Refrigerator & in-suite laundry for everyday comfort. The primary bedroom has a walk-in closet leading to a private 4-piece ensuite bathroom, and the second bedroom is separated by the living area and is adjacent to a second 4-piece bathroom with a bathtub. The building has an elevator & close to public transit, with quick access to Anthony Henday, a desirable community, close to School, parks & Hospital. Don't miss out on this Opportunity. NOTE: Photos were taken while the unit was tenant-occupied; the current condition remains well-maintained.

Built in 2013

### **Essential Information**

MLS® # E4435726

Price \$194,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	923
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	208 1060 Mcconachie Boulevard
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0W9

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Patio
Parking Spaces	2
Parking	Parkade, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Schools, Shopping Nearby

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

### Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 03
Condo Fee	\$541



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Listing information last updated on May 10th, 2025 at 6:02am MDT