

# **\$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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