

# **\$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                3  
Zoning                              Zone 03  
Condo Fee                        \$541

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