

## \$169,900 - 1080 McConachie Boulevard, Edmonton

MLS® #E4432337

**\$169,900**

2 Bedroom, 1.00 Bathroom, 670 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Bright and stylish and freshly painted this 1 Bedroom + 1 Den condo is in the heart of McConachie! The den includes its very own closet! The bathroom is perfectly located on the main floor for easy access and added convenience. This well-maintained unit features a functional galley-style kitchen, an open-concept layout, and a spacious living room that opens onto a covered patio—ideal for enjoying warm summer days in comfort and shade. Additional highlights include quartz countertops, 2 underground heated parking stalls, 2 dedicated storage units, and proximity to all essential amenities, schools, parks, and transit. Whether you're a first-time buyer, downsizing, or looking for an investment property, this unit checks all the boxes. Don't miss your opportunity to own in this sought-after complex!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432337  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 670       |
| Acres          | 0.00      |



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

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1080 McConachie Boulevard |
| Area        | Edmonton                  |
| Subdivision | McConachie Area           |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 0X2                   |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | See Remarks                      |
| Parking   | Heated, Underground, See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 03          |

Condo Fee                \$415

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Listing information last updated on June 15th, 2025 at 3:47pm MDT