

## **\$194,900 - 303 1070 McConachie Blvd, Edmonton**

MLS® #E4460415

**\$194,900**

2 Bedroom, 2.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the desirable community of McConachie! Perfectly situated on the 3rd floor, this condo offers an open-concept layout with a modern kitchen featuring stainless steel appliances, plenty of cabinetry, and a breakfast bar that flows seamlessly into the living and dining area. The spacious primary bedroom features a private en suite, while the second bedroom is generously sized and conveniently located near the main bathroom. Enjoy your morning coffee or unwind on the private balcony. This unit also comes with TWO PARKING STALLS, one underground heated stall with storage and one outdoor surface stall. Located just steps from parks, schools, shopping, public transportation, and major roadways, this condo is perfect for first-time buyers, downsizers, or investors. Move-in ready and offering exceptional value in a growing community.

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4460415  |
| Price      | \$194,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 303 1070 Mcconachie Blvd |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 0X1                  |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking   | Stall, Underground                                                                             |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 03           |
| Condo Fee      | \$473             |

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Listing information last updated on October 14th, 2025 at 9:02pm MDT