

## \$225,000 - 324 274 McConachie Drive, Edmonton

MLS® #E4441766

**\$225,000**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Spacious 2-Bedroom Corner Unit with Den in McConachie! Welcome to this bright and spacious 3rd-floor corner unit located in the desirable McConachie neighbourhood.

Featuring 2 bedrooms, 2 full bathrooms, and a versatile den area, this home offers a functional layout perfect for professionals, small families, or downsizers. Enjoy the comfort of carpeted living areas with durable tile flooring in the kitchen and bathrooms. The modern kitchen boasts granite countertops, ample cabinet space and an extra area for even more storage, a freezer or perfect for a coffee station. The primary bedroom includes a walk-through closet leading to a private ensuite. Additional features include a titled underground parking stall, in-suite laundry, and a convenient location close to schools, parks, shopping, public transit, and quick access to the Anthony Henday.

Built in 2014

### Essential Information

MLS® #	E4441766
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	324 274 Mcconachie Drive
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N4

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Parking-Visitor, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

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

### School Information

Elementary	Soraya Hafez School
Middle	Steele Heights School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 03
Condo Fee	\$593

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