

## \$175,900 - 314 1060 McConachie Boulevard, Edmonton

MLS® #E4449592

**\$175,900**

2 Bedroom, 2.00 Bathroom, 757 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

This bright and functional 2-bedroom, 2-bathroom condo in McConachie has been freshly painted and offers an open-concept layout with a modern kitchen, a spacious living area, and a private balcony. The primary bedroom includes a walk-through closet and a 3-piece ensuite. The second bedroom provides flexibility for guests or use as a home office. Situated in a professionally managed building with secure entry, and located near public transit, parks, schools and Anthony Henday Drive.

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449592               |
| Price          | \$175,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 757                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 314 1060 McConachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0W9                       |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Parking-Visitor, Security Door, See Remarks |
| Parking   | Stall                                       |

### Interior

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

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stucco                                                   |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 03         |
| Condo Fee      | \$435           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 1:17am MDT