

# \$179,900 - 304 1060 McConachie Boulevard, Edmonton

MLS® #E4454689

**\$179,900**

2 Bedroom, 2.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

THE BEST MOVE YOU CAN MAKE â€“ MODERN CONDO IN MCCONACHIE! Stylish and affordable 3rd-floor condo in desirable McConachie! Offering (771.03) sq ft, 2 bedrooms, 2 full baths, Walk in closet, in-suite laundry, and 1 parking stall (assign), this open-concept home is perfect for first-time buyers or investors. The modern kitchen features granite countertops, black appliances, breakfast island, and rich maple cabinetry. A bright dining nook and west-facing balcony provide space to relax and enjoy sunsets over an open field. The primary suite includes a wall-to-wall closet and 4-pc ensuite. Added perks: powerful A/C, large storage/laundry room, and trendy finishes. The building boasts elevators, modern security cameras, and new hallway carpets. Low condo fees include heat & water. Prime location close to shopping, golf, trails, Anthony Henday, transit & more!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454689  |
| Price          | \$179,900 |
| 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     | 304 1060 McConachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0V1                       |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Television Connection |
| Parking   | See Remarks                                             |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                                             |
| # of Stories      | 4                                                                                                                                                             |
| Stories           | 4                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                                             |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl                                                                             |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Metal, Stone, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

Date Listed August 26th, 2025

Zoning Zone 03

Condo Fee \$319

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Listing information last updated on August 26th, 2025 at 6:32pm MDT