

# \$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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