

# **\$199,000 - 407 270 McConachie Drive, Edmonton**

MLS® #E4455217

**\$199,000**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

TOP FLOOR Corner Unit with 2 HEATED UNDERGROUND parking stalls, 2 STORAGE UNITS, & IN-SUITE LAUNDRY. Stunning Views! This original owner condo is impeccably clean, beautifully maintained, and offers 2 BEDS + a DEN, 2 full bathrooms, & the comfort of CENTRAL AIR CONDITIONING. Enjoy the privacy & extra light of a top floor corner unit w/ expansive views overlooking GREEN SPACE. Featuring 2 The stylish kitchen is equipped w/ rich dark maple cabinetry, luxurious granite countertops, stainless steel appliances, a breakfast bar, & a dedicated dining area. Abundant windows fill the space w/ natural light, creating a warm, inviting atmosphere. The spacious living room opens to a covered balcony—perfect for relaxing & enjoying the view. The primary suite includes a walkthrough closet & 4-piece ensuite. A generous 2nd bedroom, versatile DEN, & another full bathroom complete the layout. Well maintained building by schools, parks, trails, shopping, public transit, & easy access to henday.

Built in 2014

## **Essential Information**

MLS® # E4455217

Price \$199,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 759                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 407 270 Mcconachie Drive |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N4                  |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 2                                                                                                                        |
| Parking        | Underground, See Remarks                                                                                                 |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                       |
| # of Stories      | 4                                                                                                            |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, |

|              |                                                                |
|--------------|----------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof         | Asphalt Shingles                                               |
| Construction | Wood, Vinyl                                                    |
| Foundation   | Concrete Perimeter                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 55                |
| Zoning         | Zone 03           |
| Condo Fee      | \$518             |

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Listing information last updated on October 21st, 2025 at 9:17am MDT