

## \$199,000 - 301 1060 McConachie Boulevard, Edmonton

MLS® #E4457774

**\$199,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to McConachie! This impressive corner unit condo offers 2 bedrooms, 2 bathrooms, and a versatile den/flex space. Designed with privacy in mind, this modern floor plan features only one shared wall and a spacious primary suite complete with a walk-in closet and private ensuite. Enjoy the convenience of in-suite laundry, granite countertops, stainless steel appliances, and air conditioning—a rare find. For those long Edmonton winters, take advantage of heated underground parking for added comfort and peace of mind. The open-concept living area flows seamlessly into a well-appointed kitchen with espresso, soft-close cabinetry and a cozy breakfast nook. Both bedrooms are generously sized, offering plenty of space and functionality. Enjoy your morning coffee on the large balcony! This home is an excellent opportunity for first-time buyers, downsizers, or investors.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457774  |
| Price      | \$199,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 872                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 301 1060 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0W9                       |

### Amenities

|           |                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking |
| Parking   | Heated, Parkade, Underground                                                                                                                                                |

### Interior

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

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 03              |
| Condo Fee      | \$530                |

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Listing information last updated on October 21st, 2025 at 12:02pm MDT