

## \$205,000 - 123 270 McConachie Drive, Edmonton

MLS® #E4459232

**\$205,000**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to McConachie - this is the one! Spacious 763 sq.ft main floor unit with 2 bedrooms, 2 bathrooms, den, 2 parking stalls, in-suite laundry and A/C, all in one stylish package! Enter this well-maintained unit and you are greeted with an open and bright floor plan, new flooring, and window view of mature trees. The kitchen boasts a peninsula style island with s/s appliances. The living and dining areas blend seamlessly together offering easy access to the south-facing covered patio. This unit faces McConachie Dr., providing the added benefit of convenient street parking and direct access to the unit perfect for you and your guests. The primary bedroom has a walk-through closet and private 4-piece ensuite with tiled shower. The second bedroom is also a good size able to fit a queen size bed. Complete the package with the heated underground and surface parking stalls. The complex is pet-friendly and within walking distance of schools, bus stops, & more amenities by vehicle including the Anthony Henday.

Built in 2014

### Essential Information

MLS® # E4459232

Price \$205,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 123 270 Mcconachie Drive |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N4                  |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Intercom, No Animal Home, No Smoking Home, Patio, Security Door, Sprinkler Sys-Underground |
| Parking Spaces | 2                                                                                                                              |
| Parking        | Heated, Stall, Underground                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                 |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stone, Hardie Board Siding                |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 03              |
| Condo Fee      | \$489                |

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 October 21st, 2025 at 7:47am MDT