

## **\$194,500 - 208 1060 McConachie Boulevard, Edmonton**

MLS® #E4435726

**\$194,500**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

This spacious 2-bedroom + den condo, perfectly positioned with serene views of the greenspace. The den offers flexibility for a home office or guest room. This unit comes with 1 heated titled underground stall & 1 assigned surface stall. An open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a warm & inviting atmosphere. Private patio for your morning coffee & relaxation. Features include a dishwasher, electric stove, microwave, Refrigerator & in-suite laundry for everyday comfort. The primary bedroom has a walk-in closet leading to a private 4-piece ensuite bathroom, and the second bedroom is separated by the living area and is adjacent to a second 4-piece bathroom with a bathtub. The building has an elevator & is close to public transit, with quick access to Henday, close to the School, parks & Hospital. NOTE: Photos were taken while the unit was tenant-occupied; the current condition remains well-maintained. Defects: refrigerator handle, stove, & Microwave

Built in 2013

### **Essential Information**

MLS® # E4435726

Price \$194,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 208 1060 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0W9                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking Spaces | 2  |
| Parking        | Parkade, Underground, See Remarks        |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 03       |
| Condo Fee      | \$541         |



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Listing information last updated on May 12th, 2025 at 11:32am MDT