

## \$175,900 - 107 1070 McConachie Boulevard, Edmonton

MLS® #E4427551

**\$175,900**

2 Bedroom, 1.00 Bathroom, 709 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

This inviting TWO BEDROOM main floor condo offers the perfect blend of comfort and convenience, with DIRECT EXTERIOR access to the suite for added privacy and ease. Featuring UNDERGROUND parking and central AIR CONDITIONING, it ensures year-round comfort! The modern kitchen boasts sleek granite countertops, a stylish tile backsplash and trendy cabinetry, making it an ideal space for cooking and entertaining. You'll appreciate the convenience of in-suite laundry as well. The primary bedroom features a spacious walk-through closet with direct access to the main 4-piece bathroom. Located in a prime area, this home is just moments away from all amenities, making it a great place to live and enjoy.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427551  |
| Price          | \$175,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 709       |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 107 1070 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0X1                       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Parking-Visitor, Patio, Secured Parking, See Remarks |
| Parking   | Stall, Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Baseboard, Hot Water, Water   |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 03          |

Condo Fee                \$415

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Listing information last updated on April 30th, 2025 at 11:47am MDT