

Courtesy Of Nicole Weslosky and Carson Langridge Of Real Broker

## \$159,900 - 209 1070 Mcconachie Boulevard, Edmonton

MLS® #E4431675

**\$159,900**

2 Bedroom, 1.00 Bathroom, 568 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this contemporary 2 bedroom condo in the sought-after Elements at McConachie! This modern unit offers UNDERGROUND parking and central AIR CONDITIONING—perfect for year-round comfort and convenience. Step inside to discover an inviting open-concept layout featuring GRANITE countertops, STAINLESS STEEL appliances, and a bright living area flooded with natural light. Both bedrooms are generously sized with ample closet space, ideal for comfortable living or a work-from-home setup. Enjoy the ease of a BRAND NEW in-suite washer and dryer, a full 4-piece bathroom, and your own south-facing balcony—the perfect spot to unwind and soak up the sun on warm summer evenings. Whether you're a first-time buyer, downsizer, or investor, this unit is move-in ready and waiting for you to call it home.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431675  |
| Price          | \$159,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 568       |



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

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 209 1070 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0X1                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, 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, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 03          |
| Condo Fee      | \$338            |

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 April 29th, 2025 at 1:02am MDT