

# **\$170,000 - 313 1070 McConachie Boulevard, Edmonton**

MLS® #E4435765

**\$170,000**

2 Bedroom, 1.00 Bathroom, 676 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

**GREAT VALUE for First Time**

Buyers/Investors!...This Bright East facing 1Bed + DEN, 4pce Bath offers an Open Concept Kitchen/Living room and a spacious balcony. Additional Highlights include Espresso Wood Shaker soft close cabinets and drawers, Granite countertops with Breakfast Bar Peninsula Island and upgraded Ceramic Tile backsplash, front entrance, bath, kitchen and laundry. Adding even more value, this Complex Backs onto a Greenspace with walking paths and features Stainless Steel appliances, Underground Parking and heated storage. Close proximity to schools, shopping, restaurants, public transit and easy access to the Anthony Henday ensures a sound investment...REWARD YOURSELF TODAY!

Built in 2013

## **Essential Information**

MLS® #	E4435765
Price	\$170,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	676
Acres	0.00
Year Built	2013



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

### Community Information

Address	313 1070 Mcconachie Boulevard
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0X1

### Amenities

Amenities	Intercom, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows, See Remarks
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
Days on Market	12

Zoning	Zone 03
Condo Fee	\$415

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