

## \$203,900 - 406 1060 McConachie Boulevard, Edmonton

MLS® #E4461940

**\$203,900**

2 Bedroom, 2.00 Bathroom, 839 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

TOP-FLOOR 2 Bed, 2 bath condo with 2 PARKING STALLS AND STORAGE CAGE ! Located in THE HEART OF McConachie, this well maintained condo offers the perfect blend of comfort and convenience. FEATURING -VERSATILE DEN! The additional den area offers flexibility for a home office, dining space, or reading nook. This open concept is perfect for first time buyers or investors alike. Step into a modern gourmet kitchen complete with SSA, espresso cabinetry, and a breakfast bar-perfect for both everyday meals and entertaining guests. The bright living area flows seamlessly to a private balcony overlooking green space-your own peaceful retreat to enjoy your morning coffee. Primary bedroom is generously sized and includes ample closet space with a 4 piece ensuite. Additional highlights include- \* two parking stalls surface and underground \* \*Private storage cage for extra convenience \*In-suite laundry Close to schools, shopping, dining and transit with easy access to Anthony Henday and LRT. Home Sweet Home !!

Built in 2013

### Essential Information

MLS® # E4461940

Price \$203,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	406 1060 McConachie Boulevard
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0W9

### Amenities

Amenities	Detectors Smoke, Intercom, Parking-Visitor, Storage Cage
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **Additional Information**

Date Listed	October 13th, 2025
Days on Market	1
Zoning	Zone 03
Condo Fee	\$522

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