

## **\$159,900 - 209 1070 McConachie Boulevard, Edmonton**

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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	12
Zoning	Zone 03
Condo Fee	\$338

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