

# \$174,900 - 407 1060 Mcconachie Boulevard, Edmonton

MLS® #E4456473

**\$174,900**

2 Bedroom, 1.00 Bathroom, 673 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stylish and affordable 4th-floor condo in desirable McConachie! Offering 672 sq ft of living space, this home features 2 bedrooms, 1 full bath, a walk-in closet, in-suite laundry, and an assigned parking stall—perfect for first-time buyers or investors. The open-concept layout includes a modern kitchen with granite countertops, black appliances, a breakfast island, and rich maple cabinetry. A bright dining nook and west-facing balcony let you enjoy evening sunsets overlooking an open field. Extras you'll love: air conditioning, a large storage/laundry room, and sleek finishes throughout. The building is well maintained with elevators, updated hallway carpets, and modern security cameras. Low condo fees include heat and water. All this in a prime location—close to shopping, golf, trails, Anthony Henday, transit, and more!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456473  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 673       |



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

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 407 1060 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0V1                       |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor |
| Parking   | Stall                            |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Brick, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

Days on Market     41  
Zoning                Zone 03  
Condo Fee           \$396

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