

# **\$182,000 - 303 1060 McConachie Boulevard, Edmonton**

MLS® #E4449212

**\$182,000**

2 Bedroom, 2.00 Bathroom, 855 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Investor Alert! Stop looking, this one is Turnkey ready! From the moment you step inside, you'll be impressed with the open floor plan and stylish urban decor. The kitchen is both functional and beautiful, featuring espresso cabinets, stainless steel appliances, granite counters, and plenty of cabinet space, plus a convenient eat-in bar area! The generously sized living room offers access to a north-facing balcony, perfect for your personal comfort. The unit includes two great-sized bedrooms, with the master offering a 4-piece en-suite. There's also a second full bathroom just off the living room, making it ideal for potential rental situations. The flooring throughout is consistent, with plush carpeting in the living areas and tile-like Lino in the kitchen, entry, and bathrooms. The stackable front-loading washer/dryer is tucked away in a spacious room with additional storage space. This unit is completed with heated underground parking, providing the extra security.

Built in 2013

## **Essential Information**

MLS® # E4449212

Price \$182,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 855                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 303 1060 McConachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5J 0W9                       |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking   | Underground                                       |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                   |
| Stories           | 4                                                                                                   |
| 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                      July 23rd, 2025  
Days on Market                58  
Zoning                              Zone 03  
Condo Fee                        \$464



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