

## **\$172,500 - 307 1080 Mcconachie Boulevard, Edmonton**

MLS® #E4463831

**\$172,500**

2 Bedroom, 1.00 Bathroom, 668 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

### **YOUR KEY TO STRESS-FREE LIVING!**

Welcome to this **UPGRADED** condo, located in a **PRIME** neighborhood. You'll love coming home to this spacious unit, which offers the perfect blend of comfort & style. Enjoy **CARPET FREE LIVING** and luxurious appointments like **GRANITE COUNTERTOPS**, **TIMELESS CABINETRY**, **CERAMIC TILE & MORE!** Freshly painted throughout, all you need to do here is move in. The open concept is suitable for all lifestyles and is a great use of space! Enjoy the covered balcony off the living room - the perfect place for winding down after a long day. The convenience of in-suite laundry is also found here! There's no need to walk far to your car with your very own parking spot located right outside the main doors. Easy access to public transit & Henday also makes living here a breeze! McConachie is a great area, offering all the amenities you'll ever need. With quick possession available, you can start enjoying the stress-free condo lifestyle right away!

Built in 2013

### **Essential Information**

MLS® # E4463831

Price \$172,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 668                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 307 1080 McConachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0X2                       |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | No Smoking Home, Parking-Visitor |
| Parking   | Stall                            |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | 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, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stone, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 03            |
| Condo Fee      | \$396              |

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Listing information last updated on October 31st, 2025 at 10:18am MDT