

# \$185,000 - 403 274 Mcconachie Drive, Edmonton

MLS® #E4436073

**\$185,000**

2 Bedroom, 2.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

This bright and spacious 2-bedroom plus den, 2-bathroom condo on the 4th floor offers a perfect blend of style, comfort, and convenience. Enjoy breathtaking views of green fields from your private balcony. The open-concept layout features a modern kitchen with upgraded stainless steel appliances, granite countertops with waterfall effect, and wood cabinetry. The large master bedroom includes a walk-through closet and ensuite bath, while the second bedroom and versatile den provide plenty of additional space. This unit includes the convenience of in-suite laundry and the comfort of heated underground parking. Located in a prime area with walking trails, shopping, public transit, and easy access to Anthony Henday and LRT, this condo offers the perfect blend of tranquility and accessibility.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436073  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 750       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 403 274 Mcconachie Drive |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N4                  |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Parking-Visitor, Vinyl Windows |
| Parking   | Underground                                                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                                                     |
| # of Stories      | 4                                                                                                          |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 12th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 21      |
| Zoning         | Zone 03 |
| Condo Fee      | \$468   |

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Listing information last updated on June 1st, 2025 at 8:32pm MDT