

# **\$172,500 - 413 1080 McConachie Boulevard, Edmonton**

MLS® #E4457698

**\$172,500**

2 Bedroom, 2.00 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stylish and affordable 4th-floor condo in desirable McConachie! Offering 774 sq ft of well-planned living space, this home features 2 bedrooms, 2 full bathrooms, and in-suite laundry—ideal for first-time buyers, downsizers, or investors. The open-concept design includes a modern kitchen with granite countertops, black appliances, and rich maple cabinetry. Extras you’ll appreciate: 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® #         | E4457698  |
| Price          | \$172,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 775       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 413 1080 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0X2                       |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking Spaces | 1                                                               |
| Parking        | Stall                                                           |

### Interior

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

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Stone, Vinyl         |
| Exterior Features | Playground Nearby, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stone, Vinyl         |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 03 |
| Condo Fee | \$454   |

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Listing information last updated on September 16th, 2025 at 4:02pm MDT