

# **\$208,000 - 406 1080 McConachie Boulevard, Edmonton**

MLS® #E4464694

**\$208,000**

2 Bedroom, 2.00 Bathroom, 847 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful and spacious move-in ready with IMMEDIATE POSSESSION 847 sq. ft. 2 bedrooms plus DEN, 2 baths, and 2 titled parking stalls (one underground and one surface parking) top floor condo unit in Elements At McConachie. This lovely unit has contemporary color tones newly painted 5 years ago. Large and bright living room has big window and access to the Southeast facing balcony. Beautiful kitchen has granite countertops, extended breakfast bar, tiled backsplash, stainless steel appliances, and laminate flooring. Spacious dining area. Good size bedrooms. Primary bedroom has walk-through closet and 3 pcs. ensuite. The second bedroom has adjacent 4 pcs. main bath. A good size den offers much versatility. Convenient insuite laundry with newer washer. Two titled parking stalls. The underground parking stall is conveniently located just steps to the elevator. Close to all amenities and quick access to Anthony Henday.

Built in 2013

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4464694  |
| Price     | \$208,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 847                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 406 1080 Mcconachie Boulevard |
| Area        | Edmonton                      |
| Subdivision | McConachie Area               |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5Y 0X2                       |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 2                                               |
| Parking        | Stall, Underground                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | 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, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 4th, 2025  
Days on Market                1  
Zoning                              Zone 03  
Condo Fee                        \$512

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