

# \$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	2

Zoning	Zone 03
Condo Fee	\$454

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