

# \$209,975 - 406 274 Mcconachie Drive, Edmonton

MLS® #E4445984

**\$209,975**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

SPACIOUS, COMFORTABLE and SUNNY  
Top-Floor, 2 bedroom, 2 full bathroom & one  
FULL size den apartment condo, in a well  
managed building and in a great location!

Granite counters, eating bar in kitchen, in-suite  
laundry, LOTS of storage, nice SUNNY deck  
with a ROLLING SUN SHADE included. One  
Parkade stall AND one Surface stall gives you  
flexibility! Excellent location with easy access  
to transit, school, work, shopping, the Anthony  
Henday and all points. Pet friendly up to 15 kg  
weight with board approval.

Built in 2014

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4445984               |
| Price          | \$209,975              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 406 274 Mcconachie Drive |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N4                  |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Barrier Free Home |
| Parking Spaces | 2                                                                                                                   |
| Parking        | Heated, Parkade, Stall, Underground                                                                                 |

### Interior

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 03        |
| Condo Fee      | \$527          |

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