

# \$175,000 - N/A, Edmonton

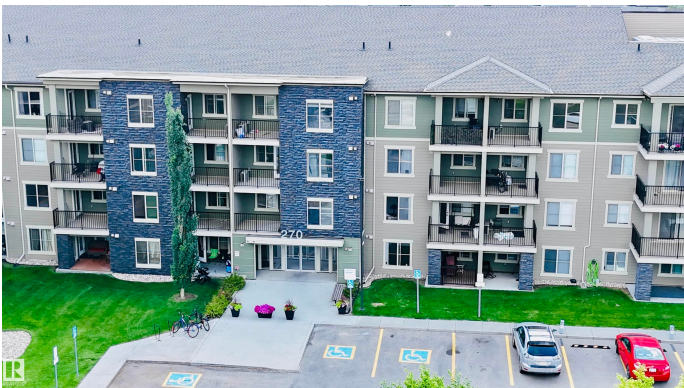
MLS® #E4455466

## \$175,000

2 Bedroom, 2.00 Bathroom, 815 sqft  
Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stylish and newly renovated two-bedroom plus den condo, offering thoughtfully designed living space that's perfect for first-time buyers, young professionals, or savvy investors. Located on the 3rd floor, this unit offers a quiet, private atmosphere with an abundance of natural light throughout the day. Step into the open-concept kitchen and living area, where youâ€™ll find plenty of room to entertain or unwind. The spacious living room flows seamlessly onto your private balcony, the ideal spot for a BBQ, perfect for enjoying your morning coffee or relaxing in the evening. Just off the main living space is a versatile den, perfect for a home office, study space, or even a daybed or futon for overnight guests.



Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455466  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 815       |
| Acres          | 0.00      |
| Year Built     | 2014      |

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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3N4         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Underground                                |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                  |
| # of Stories      | 4                                                                       |
| Stories           | 4                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 39                |
| Zoning         | Zone 03           |
| Condo Fee      | \$480             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 3:47am MDT