

## \$199,000 - 324 274 McConachie Drive, Edmonton

MLS® #E4441766

**\$199,000**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Spacious 2-Bedroom Corner Unit with Den in McConachie! Welcome to this bright and spacious 3rd-floor corner unit located in the desirable McConachie neighbourhood.

Featuring 2 bedrooms, 2 full bathrooms, and a versatile den area, this home offers a functional layout perfect for professionals, small families, or downsizers. Enjoy the comfort of carpeted living areas with durable tile flooring in the kitchen and bathrooms. The modern kitchen boasts granite countertops, ample cabinet space and an extra area for even more storage, a freezer or perfect for a coffee station. The primary bedroom includes a walk-through closet leading to a private ensuite. Additional features include a titled underground parking stall, in-suite laundry, and a convenient location close to schools, parks, shopping, public transit, and quick access to the Anthony Henday.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441766  |
| Price          | \$199,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 968       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 324 274 Mcconachie Drive |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N4                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, 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 | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Soraya Hafez School   |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 03         |
| Condo Fee      | \$593           |

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 August 24th, 2025 at 1:47pm MDT