

## \$357,000 - 46 450 Mcconachie Way, Edmonton

MLS® #E4435658

**\$357,000**

3 Bedroom, 2.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to Altitude in McConachie â€“ where style meets convenience! This beautiful townhouse offers 3 bedrooms, 3 bathrooms, and low condo fees. The bright main floor features an open-concept layout with a spacious kitchen, pantry, and a cozy living room complete with a sleek electric fireplaceâ€”perfect for relaxing evenings. A convenient 2-piece bath and easy-to-maintain tile entryway add to the home's appeal. Upstairs, you'll find a laundry area, and three bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, plus a second 4-piece bath. Step out onto your deck overlooking a landscaped green spaceâ€”ideal for summer BBQs! Located next to visitor parking and just minutes from parks, schools, shopping, and all amenities.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435658  |
| Price          | \$357,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,256     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2013              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46 450 Mcconachie Way |
| Area        | Edmonton              |
| Subdivision | McConachie Area       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0S8               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### 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   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Soraya Hafez School    |
| Middle     | Steele Heights School  |
| High       | ME Lazerte High School |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 03       |
| Condo Fee      | \$175         |

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 June 18th, 2025 at 8:02am MDT