

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

MLS® #E4446165

**\$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. This unit has been freshly painted throughout, carpets have been professionally cleaned. The Unit will also be Professionally cleaned on Monday July 7th. This Property will be move in ready!

Built in 2013

### Essential Information

MLS® #	E4446165
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	July 5th, 2025
Days on Market	3
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 July 8th, 2025 at 10:48am MDT