

## \$395,000 - 46 450 Mcconachie Way, Edmonton

MLS® #E4435658

**\$395,000**

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	\$395,000
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	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 May 12th, 2025 at 5:47pm MDT