

## \$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. The Unit is being freshly painted and will be move in Ready!

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 | 55            |
| Zoning         | Zone 03       |
| Condo Fee      | \$175         |

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Listing information last updated on July 3rd, 2025 at 7:47am MDT