

# \$209,500 - 317 270 McConachie Drive, Edmonton

MLS® #E4457805

## \$209,500

2 Bedroom, 2.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Unit 317 at Elements II in McConachie 2. This 2 bedroom, 2 bathroom + DEN condo is ideal for first-time buyers, professionals, or investors. A spacious unit measuring at 925 sq ft. This unit also comes with a titled parking stall and storage unit. Enjoy modern convenience with a fully equipped kitchen featuring stainless steel appliances and elegant granite countertops, paired with the added comfort of in-suite laundry for everyday ease and efficiency. Located in the heart of McConachie with Christ The King School in your backyard and shopping close by!

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457805               |
| Price          | \$209,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 317 270 Mcconachie Drive |
| Area        | Edmonton                 |
| Subdivision | McConachie Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3N4                  |

## Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Intercom, Parking-Visitor, Sprinkler System-Fire, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                       |

## Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Oven Built-In-Two, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                                                                                                                       |
| # of Stories      | 4                                                                                                                                                                            |
| Stories           | 1                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                                                            |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Brick, Vinyl                   |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof              | Fiberglass                           |
| Construction      | Wood, Brick, Vinyl                   |
| Foundation        | Concrete Perimeter                   |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Christ The King, Soraya H |
| Middle     | Christ The King, Soraya H |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 42                   |
| Zoning         | Zone 03              |

Condo Fee                    \$583

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