

## \$335,000 - 46 450 Mcconachie Way, Edmonton

MLS® #E4446165

### \$335,000

3 Bedroom, 2.50 Bathroom, 1,256 sqft  
Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to Altitude in McConachie " 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 fireplace"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 space"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 & unit have been professionally cleaned. This Property is now move in ready!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446165  |
| Price      | \$335,000 |
| 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 | 34             |
| Zoning         | Zone 03        |
| Condo Fee      | \$175          |

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Listing information last updated on August 8th, 2025 at 4:48pm MDT