

## \$394,500 - 29 450 McConachie Way, Edmonton

MLS® #E4435960

**\$394,500**

3 Bedroom, 3.50 Bathroom, 1,519 sqft  
Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Discover stylish living at Altitude in McConachie—where comfort and convenience come together! This well maintained townhouse features 3 bedrooms, 3.5 bathrooms, and low condo fees, with a total of 2,058.82 sq. ft. of living space (1,519.37 sq. ft. above grade plus 539.45 sq. ft. in the finished basement). The main floor offers a bright, open-concept design with a modern kitchen and a welcoming living room enhanced by an elegant electric fireplace—ideal for cozy nights in. A 2-piece powder room and tiled front entry add functionality and style. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet. A second full bathroom and a conveniently located laundry area complete the upper level. The finished basement extends your living space with a large rec room and an additional 3-piece bathroom—perfect for guests or a home office. Enjoy outdoor living on your private deck overlooking a beautifully landscaped green space

Built in 2012

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4435960  |
| Price  | \$394,500 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,519             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 29 450 Mcconachie Way |
| Area        | Edmonton              |
| Subdivision | McConachie Area       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0S8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 3                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                83  
Zoning                              Zone 03  
Condo Fee                        \$210

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Listing information last updated on August 3rd, 2025 at 1:32am MDT