

## \$239,900 - 332 263 Macewan Road, Edmonton

MLS® #E4431639

**\$239,900**

2 Bedroom, 2.00 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

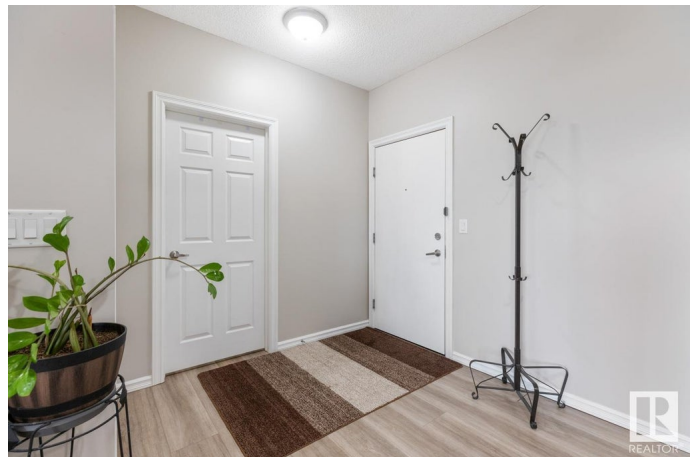
TWO BEDROOMS, TWO BATHROOMS, TWO UNDERGROUND PARKING STALLS... TOO GOOD TO BE TRUE!! This condo is AWESOME and loaded with upgrades: NEW vinyl floors (2023), NEW dishwasher (2023), NEW microwave (2021), NEW washer and dryer (2023), NEW paint, plus beautiful granite countertops in the kitchen and all stainless steel appliances! The floor plan offers an open concept kitchen, dining nook, and living room with a West facing view from the 3rd floor balcony. The 2 bedrooms are on opposite sides of the condo which makes it perfect for everyone. Live like a KING or QUEEN in the HUGE primary bedroom with walkthrough closet. Spacious laundry room with ample storage! CONDO FEES include ALL UTILITIES - heat, water, and electricity! There is a convenient GYM on floor 2 with treadmills, weights, and all equipment. The building is very well maintained with great underground parking & located across the street from THE PARK. Closely located to all amenities, shopping, and transit. PET FRIENDLY BUILDING. This is it!

Built in 2008

### Essential Information

MLS® # E4431639

Price \$239,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 894                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 332 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms |
| Parking Spaces | 2                                                                                                                              |
| Parking        | Double Indoor, Underground                                                                                                     |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, Natural Gas                                                                                                |
| # of Stories      | 4                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                       |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Roberta Macadams School    |
| Middle     | D.S. Mackenzie Junior High |
| High       | Dr. Anne Anderson High     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 55          |
| Condo Fee      | \$707            |

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Listing information last updated on April 30th, 2025 at 10:47pm MDT