

## \$290,000 - 216 6083 Maynard Way, Edmonton

MLS® #E4452342

**\$290,000**

2 Bedroom, 2.00 Bathroom, 979 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Welcome to Waterstone, nestled in the upscale neighborhood of Mactaggart, facing ponds & is conveniently located within steps of park & ravine trails. This 978sf 2 bedroom/2 bathroom condo features 9' ceilings, & an open floorplan. A spacious dining nook will seat a large table set for holiday dining. Kitchen offers maple shaker espresso cabinets, prep island/breakfast dining. Living area with direct access to a sunny west facing balcony. Primary bedroom has a 4pc ensuite, walkthrough closets & will accommodate most furniture arrangements. 2nd bedroom & 4pc guest bathroom are on opposite ends for maximum privacy. In suite laundry & secured underground parking complete this home. The complex offers fantastic amenities such as a guest suite, social room, gym & is pet friendly. Quick access to all professional & recreational services as well as within catchment of 6 schools. Immediate possession available.

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452342  |
| Price     | \$290,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 979                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 216 6083 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0S5              |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1                                                                                                                                       |
| Parking        | Underground                                                                                                                             |
| Is Waterfront  | Yes                                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | See Remarks         |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Nellie Carlson/M William I |
| Middle     | Nellie Carlson/ArchJoesphM |
| High       | Lillian Osborne            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 14           |
| Condo Fee      | \$477             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 12:32pm MDT