

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

MLS® #E4431639

**\$239,900**

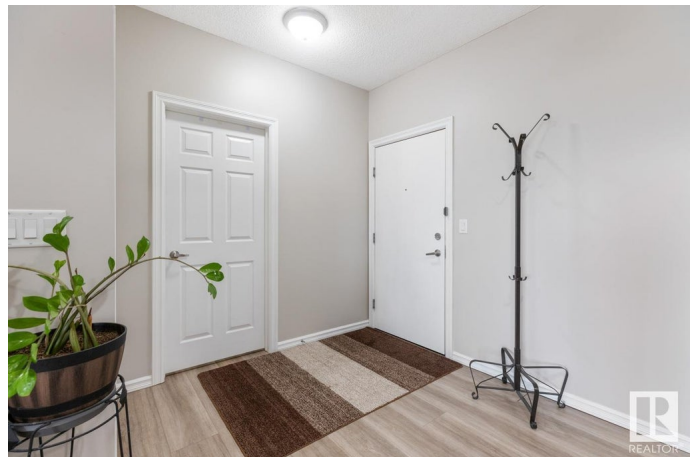
2 Bedroom, 2.00 Bathroom, 894 sqft

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 11:17pm MDT