# **\$159,900 - 263 Macewan Road, Edmonton**

MLS® #E4436310

#### \$159,900

1 Bedroom, 1.00 Bathroom, 648 sqft Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Welcome to this well-maintained top floor unit in Macewan Gardens, ideal for first-time buyers, investors, or young professionals seeking comfort and convenience. With 650 square feet of bright, open-concept living, this 1 bed, 1 bath condo offers a spacious living room, dedicated dining area, and a large primary bedroom with a walkthrough closet leading to an accessible ensuite with a second entrance for guests. Step outside onto your private balcony with a gas line that is perfect for summer BBQs or relaxing evenings. Enjoy the convenience of in-suite laundry with ample storage, plus a private caged storage locker located on the same floor. Your vehicle stays protected year-round with underground heated parking, and low condo fees that include heat, water and power make this an affordable option offering exceptional value. Conveniently located near parks, schools, shopping, Calgary Trail, and Anthony Henday Drive. This is a fantastic opportunity in a desirable location!



# **Essential Information**

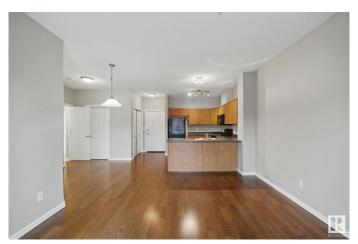
MLS® # E4436310 Price \$159,900

Bedrooms 1

Bathrooms 1.00







Full Baths 1

Square Footage 648
Acres 0.00
Year Built 2008

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 263 Macewan Road

Area Edmonton
Subdivision Macewan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0C4

#### **Amenities**

Amenities Exercise Room, Parking-Extra, Parking-Visitor, Secured Parking, Social

Rooms, Storage Cage, Natural Gas BBQ Hookup

Parking Heated, Parkade, Underground

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Recreation

Use, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 33

Zoning Zone 55

Condo Fee \$469

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