

## \$249,900 - 430 263 Macewan Road, Edmonton

MLS® #E4438926

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

**TOP FLOOR, PARK-FACING, CORNER UNIT!** This stunning, 4th-floor, high-quality condo was built by Urban Landmark Master Builder. This home features 9' ceilings, with a modern, open-concept layout. The central entertainer's kitchen showcases granite countertops and lots of natural light. What a beautiful space to prepare your meals. The spacious living room floods with park-facing windows and the sizable condo features a designated dining area as well. The primary bedroom faces the park, and features a walk-through closet and an en suite. Across the condo is the second bedroom, main bathroom, and in-suite laundry. It's convenient to have a 4th-floor storage unit and an underground parking stall. Enjoy evenings on your wrap-around deck with terrific views of the sunrise, sunset and city skyline. Macewan offers great access to roadways, transportation, shopping, dining, schools, recreation and more. Welcome Home!

Built in 2008

### Essential Information

MLS® #	E4438926
Price	\$249,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	430 263 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R3

### **Amenities**

Amenities	Ceiling 9 ft., Storage-Locker Room, Storage Cage
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	See Remarks, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	See Remarks
Construction	See Remarks, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 55
Condo Fee	\$672

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Listing information last updated on June 16th, 2025 at 10:17am MDT