

## \$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
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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	9
Zoning	Zone 55
Condo Fee	\$707

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Listing information last updated on April 27th, 2025 at 3:02am MDT