

\$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 | 14 |
| Zoning | Zone 55 |
| Condo Fee | \$707 |

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Listing information last updated on May 2nd, 2025 at 4:17am MDT