Courtesy Of Alexis Rolfe Of Real Broker

# $174,900 - 436 263 Macewan Road, Edmonton

MLS® #E4452388

**$174,900**
1 Bedroom, 1.00 Bathroom, 642 sqft
Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Amazing TURNKEY investment opportunity in the well managed MACEWAN GARDENS II complex! This TOP FLOOR, WEST facing 1 bed/1 bath condo unit features a FULLY renovated kitchen with STAINLESS STEEL appliances, an eat-up bar, and GORGEOUS granite countertops. Enjoy the convenience of a heated UNDERGROUND parking stall, a separate STORAGE LOCKER and building amenities including: SOCIAL room & EXERCISE room. Located NEAR school, playground, walking paths & has plenty of VISITOR PARKING. This PET FRIENDLY building offers condo fees that cover ALL utilities- just need to hook up your internet! Perfect for investors (currently occupied with a great tenant) or first time home buyers.

Built in 2008

## Essential Information

| | |
|---|---|
| MLS® # | E4452388 |
| Price | $174,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 642 |
| Acres | 0.00 |
| Year Built | 2008 |

| | |
|---|---|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 436 263 Macewan Road |
| Area | Edmonton |
| Subdivision | Macewan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0C4 |

## Amenities

| | |
|---|---|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

## Exterior

| | |
|---|---|
| Exterior | Wood, Stucco |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | August 11th, 2025 |

| | |
|---|---|
| Days on Market | 13 |
| Zoning | Zone 55 |
| Condo Fee | $469 |

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Listing information last updated on August 24th, 2025 at 7:17pm MDT