

## \$195,000 - 405 263 Macewan Road, Edmonton

MLS® #E4440427

**\$195,000**

1 Bedroom, 1.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Totally renovated top floor unit, over 800Sq Ft.

It has been converted to a large OPEN kitchen, spacious living & dining area. It can be converted back to 1 bdrm plus den unit. Top quality throughout. Beautiful white cabinetry with quartz counter tops, eat in island and walk in pantry. New stainless steel fridge & stove, quality appliances. New vinyl floors throughout. The primary bedroom features a walk-thru closet leading to a 3pc bath. The bath tub is replaced with a walk-in shower with massaging spray jets. Large balcony overlooks green space. In suite laundry with side by side washer & dryer. Extra storage locker is on the same floor, close to unit. One titled underground parking stall. Condo fee includes all utilities (heat, power, water)!! It is a well managed building with exercise room, party/social room and visitor parking. Move in ready! Great desirable location in Macewan, across from a park, close to schools, transportation and easy access to major routes.

Built in 2008

### Essential Information

MLS® # E4440427

Price \$195,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 802                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 405 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, Social Rooms, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 55        |
| Condo Fee      | \$527          |

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Listing information last updated on June 16th, 2025 at 11:47am MDT