

## **\$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	6
Zoning	Zone 55
Condo Fee	\$707

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 12:17pm MDT