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

MLS® #E4440427

#### \$195,000

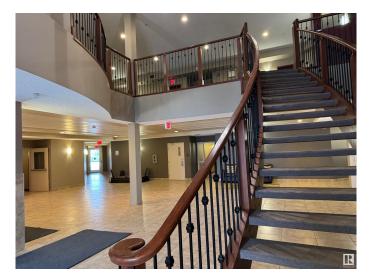
1 Bedroom, 1.00 Bathroom, 802 sqft Condo / Townhouse on 0.00 Acres

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                   |
| Туре           | 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 |                          | - |  |  |  | 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 | 12             |
| Zoning         | Zone 55        |
| Condo Fee      | \$527          |

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