

Courtesy Of Shauna S Ylagan Of Lange Realty Ltd

\$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
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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	5
Zoning	Zone 55
Condo Fee	\$707

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Listing information last updated on April 23rd, 2025 at 7:47pm MDT