

## \$269,900 - 237 6079 Maynard Way, Edmonton

MLS® #E4425107

**\$269,900**

1 Bedroom, 1.00 Bathroom, 855 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Welcome to Waterstone, a quality complex located in an excellent location close to many amenities. This immaculate original owner condo is perfect for a 1st time buyer, a retiree looking to downsize, an investor, or for someone who needs quick access to YEG. With 9'™ ceilings & A/C this 855 sq ft unit has spacious rooms including the open concept living room, dining room & kitchen, & the primary bedroom with a view of the pond. Take your morning coffee outside onto the deck & enjoy watching the sun rise. Working from home is a breeze in the dedicated office space. Building amenities include a gym, guest suite, rec room & community gardens. Heated underground parking w/a storage cage is included. Enjoy the walking paths around the pond & connect to the extensive ravine trail system. This pet friendly building is ideally located close to excellent shopping, a variety of restaurants & has convenient & quick access to the Anthony Henday. ALL FURNITURE, KITCHEN CONTENTS, PICTURES AND DECORATIONS ARE INCLUDED.

Built in 2011

### Essential Information

MLS® # E4425107

Price \$269,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	855
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	237 6079 Maynard Way
Area	Edmonton
Subdivision	MacTaggart
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S5

### **Amenities**

Amenities	Ceiling 9 ft., Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage Cage
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Furniture Included, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby
Roof	Metal
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Nellie Carlson  
Middle                              Nellie Carlson  
High                                Lillian Osborne

**Additional Information**

Date Listed                      March 11th, 2025  
Days on Market                47  
Zoning                              Zone 14  
Condo Fee                        \$421

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