

## \$234,900 - 411 263 Macewan Road, Edmonton

MLS® #E4431740

**\$234,900**

2 Bedroom, 2.00 Bathroom, 891 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

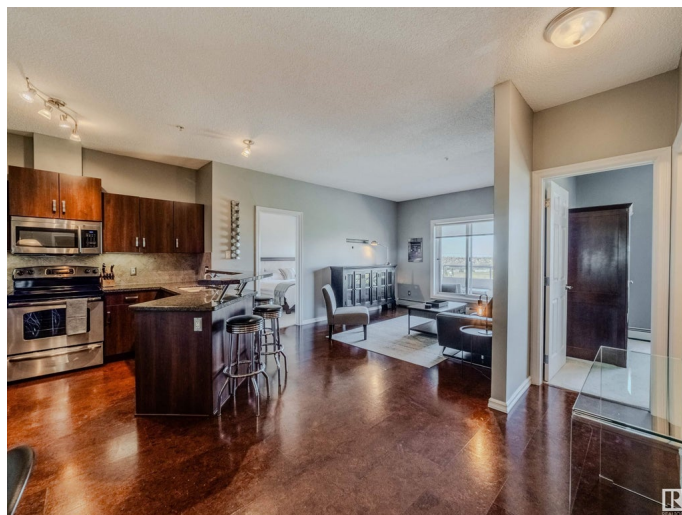
Quick Possession on this Top-Floor Renovated Condo with scenic green space views. This beautifully updated condominium is perfectly positioned with unobstructed views of a sprawling green space & downtown Edmonton. This immaculate two-bedroom, two-bathroom home feels like new – stylish, spacious, and move-in ready. The heart of the home is a modern kitchen featuring rich espresso cabinetry, gleaming granite countertops, a raised eat-up island, and sleek stainless steel appliances. Gorgeous cork flooring flows throughout the main living area, complemented by contemporary paint tones. The spacious primary bedroom is complete with a custom walk-in closet & a three-pc ensuite with marble flooring & countertops. A great sized second bedroom is beside the main four piece bathroom, also boasting the same high-end marble finishes. The laundry room has plenty of storage space. Heated underground titled parking. Condo fees include electricity, heat, and water. Exercise room, conference room, etc.

Built in 2008

### Essential Information

MLS® # E4431740

Price \$234,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 891                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 411 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Party Room, Patio, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 55          |
| Condo Fee      | \$601            |

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Listing information last updated on April 27th, 2025 at 2:47pm MDT