

## **\$319,000 - 140 6079 Maynard Way, Edmonton**

MLS® #E4455396

**\$319,000**

2 Bedroom, 2.00 Bathroom, 917 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Welcome to the Waterstone, a quality complex in the heart of MacTaggart. This STUNNING unit features 2 spacious bedrooms, 2 bathrooms, a chefs kitchen with ample cabinet space, granite countertops and an open concept living/dining space. Central AIR CONDITIONING and INSUITE LAUNDRY are also included for your comfort and convenience. Perfect for 1st tie buyers, a retiree looking to downsize, an investor, or someone who needs quick access to YEG. Just down the hall you will find the amazing amenities this building has to offer including the GYM, PARTY/SOCIAL ROOM, GUEST SUITE for your out of town guests and community gardens. Heated underground parking w/storage cage. Pet Friendly building. Walk out the front door to enjoy the network of walking trails MacTaggart has to offer starting with the ones around the gorgeous pond that The Waterstone is located by.

Built in 2011

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4455396  |
| Price      | \$319,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 917                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 140 6079 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0S4              |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Heated, Parkade, Underground                                                                                                |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 14           |
| Condo Fee      | \$443             |

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Listing information last updated on August 31st, 2025 at 3:47am MDT