

## \$239,900 - 330 263 Macewan Road, Edmonton

MLS® #E4427685

### \$239,900

2 Bedroom, 2.00 Bathroom, 1,034 sqft  
Condo / Townhouse on 0.00 Acres

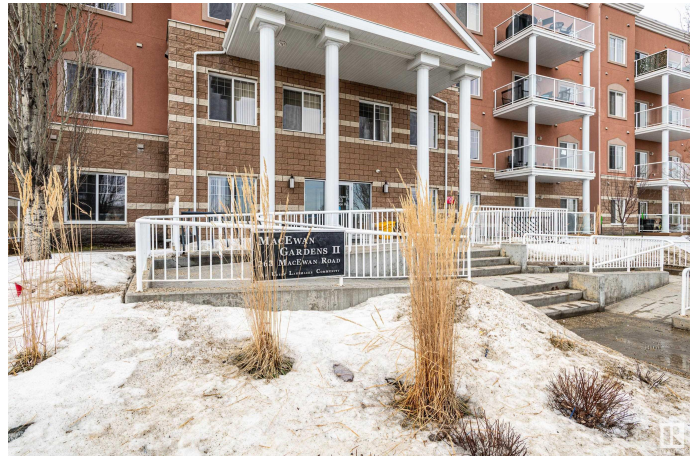
Macewan, Edmonton, AB

This beautiful open & bright corner unit has a wraparound balcony that is sure to impress! Over 1000 sq.ft. of living space, with 2 bedrooms and 2 bathrooms, there's plenty of room for living and relaxing. The bright kitchen features its own window, has lots of storage space and a garburator! You'll appreciate the underground parking stall steps from the elevator and 2nd outdoor stall that's visible from your window. There's also a convenient storage locker just steps from your front door. The building offers great amenities, including a fitness center, and it's pet-friendly. Ideally located near shopping, dining, daycare, the Anthony Henday, and the future LRT station - perfect for easy commuting. Condo fees include Electricity, Heat, and Water/Sewer - making them extremely reasonable. A truly spectacular condo that must be seen to be appreciated.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427685  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,034     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 330 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, Recreation Room/Centre, Social Rooms |
| Parking   | Stall, Underground                                  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 55          |
| Condo Fee      | \$663            |

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Listing information last updated on April 7th, 2025 at 3:17pm MDT