

## \$195,000 - 405 263 Macewan Road, Edmonton

MLS® #E4440427

**\$195,000**

1 Bedroom, 1.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Totally renovated top floor unit, over 800Sq Ft.

It has been converted to a large OPEN kitchen, spacious living & dining area. It can be converted back to 1 bdrm plus den unit. Top quality throughout. Beautiful white cabinetry with quartz counter tops, eat in island and walk in pantry. New stainless steel fridge & stove, quality appliances. New vinyl floors throughout. The primary bedroom features a walk-thru closet leading to a 3pc bath. The bath tub is replaced with a walk-in shower with massaging spray jets. Large balcony overlooks green space. In suite laundry with side by side washer & dryer. Extra storage locker is on the same floor, close to unit. One titled underground parking stall. Condo fee includes all utilities (heat, power, water)!! It is a well managed building with exercise room, party/social room and visitor parking. Move in ready! Great desirable location in Macewan, across from a park, close to schools, transportation and easy access to major routes.

Built in 2008

### Essential Information

MLS® # E4440427

Price \$195,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	405 263 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C4

### **Amenities**

Amenities	Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	13
Zoning	Zone 55
Condo Fee	\$527

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 12:02am MDT