

## \$164,900 - 403 263 Macewan Road, Edmonton

MLS® #E4436310

**\$164,900**

1 Bedroom, 1.00 Bathroom, 648 sqft

Condo / Townhouse on 0.00 Acres

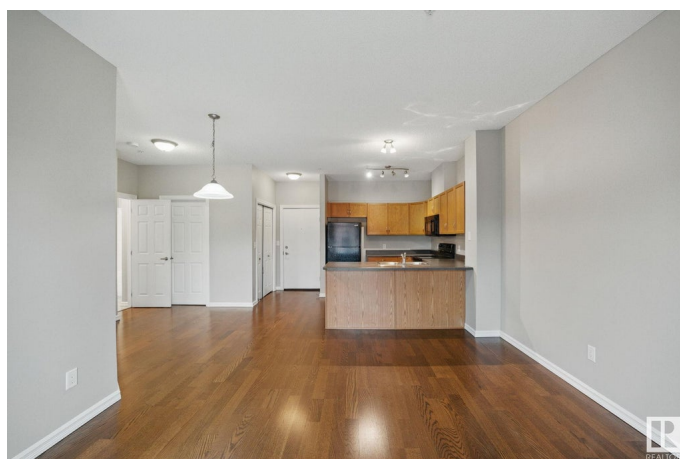
Macewan, Edmonton, AB

Welcome to this well-maintained top floor unit in Macewan Gardens, ideal for first-time buyers, investors, or young professionals seeking comfort and convenience. With 650 square feet of bright, open-concept living, this 1 bed, 1 bath condo offers a spacious living room, dedicated dining area, and a large primary bedroom with a walkthrough closet leading to an accessible ensuite with a second entrance for guests. Step outside onto your private balcony with a gas line that is perfect for summer BBQs or relaxing evenings. Enjoy the convenience of in-suite laundry with ample storage, plus a private caged storage locker located on the same floor. Your vehicle stays protected year-round with underground heated parking, and low condo fees that include heat and water make this an affordable option offering exceptional value. Conveniently located near parks, schools, shopping, Calgary Trail, and Anthony Henday Drive. This is a fantastic opportunity in a desirable location!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436310  |
| Price     | \$164,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 648                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Extra, Parking-Visitor, Secured Parking, Social Rooms, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 55        |
| Condo Fee      | \$469          |

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Listing information last updated on May 17th, 2025 at 11:02pm MDT