

## \$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	4
Zoning	Zone 55
Condo Fee	\$601

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Listing information last updated on April 22nd, 2025 at 10:17am MDT