

# **\$174,900 - 436 263 Macewan Road, Edmonton**

MLS® #E4452388

**\$174,900**

1 Bedroom, 1.00 Bathroom, 642 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Amazing TURNKEY investment opportunity in the well managed MACEWAN GARDENS II complex! This TOP FLOOR, WEST facing 1 bed/1 bath condo unit features a FULLY renovated kitchen with STAINLESS STEEL appliances, an eat-up bar, and GORGEOUS granite countertops. Enjoy the convenience of a heated UNDERGROUND parking stall, a separate STORAGE LOCKER and building amenities including: SOCIAL room & EXERCISE room. Located NEAR school, playground, walking paths & has plenty of VISITOR PARKING. This PET FRIENDLY building offers condo fees that cover ALL utilities- just need to hook up your internet! Perfect for investors (currently occupied with a great tenant) or first time home buyers.

Built in 2008

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4452388  |
| Price          | \$174,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 642       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 436 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 1                                                                                                                         |
| Parking        | Heated, Underground                                                                                                       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                            |
| Construction      | Wood, Stucco                                            |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 11th, 2025 |
|-------------|-------------------|

Days on Market     14  
Zoning                Zone 55  
Condo Fee           \$469

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