

# \$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

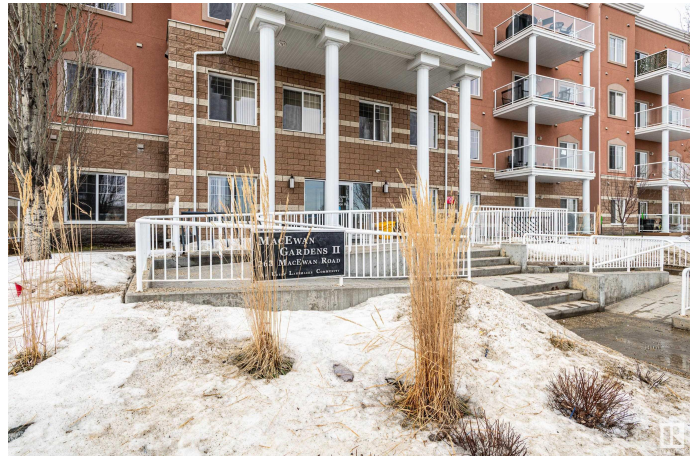
Macewan, Edmonton, AB

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 9

Zoning Zone 55

Condo Fee \$663

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 April 5th, 2025 at 2:02am MDT