

## \$159,900 - 403 263 Macewan Road, Edmonton

MLS® #E4436310

**\$159,900**

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, water and power 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	\$159,900
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	34
Zoning	Zone 55
Condo Fee	\$469

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