

## \$249,900 - 430 263 Macewan Road, Edmonton

MLS® #E4438926

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

TOP FLOOR, PARK-FACING, CORNER UNIT! This stunning, 4th-floor, high-quality condo was built by Urban Landmark Master Builder. This home features 9' ceilings, with a modern, open-concept layout. The central entertainer's kitchen showcases granite countertops and lots of natural light. What a beautiful space to prepare your meals. The spacious living room floods with park-facing windows and the sizable condo features a designated dining area as well. The primary bedroom faces the park, and features a walk-through closet and an en suite. Across the condo is the second bedroom, main bathroom, and in-suite laundry. It's convenient to have a 4th-floor storage unit and an underground parking stall. Enjoy evenings on your wrap-around deck with terrific views of the sunrise, sunset and city skyline. Macewan offers great access to roadways, transportation, shopping, dining, schools, recreation and more. Welcome Home!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438926  |
| Price     | \$249,900 |
| 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     | 430 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1R3              |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Ceiling 9 ft., Storage-Locker Room, Storage Cage |
| Parking   | Underground                                      |

### **Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water                                                                                              |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | See Remarks, Stone, Stucco                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | See Remarks                                                                                                               |
| Construction      | See Remarks, Stone, Stucco                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 55        |
| Condo Fee      | \$672          |

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Listing information last updated on June 17th, 2025 at 7:17am MDT