

## \$234,900 - 317 263 Macewan Road, Edmonton

MLS® #E4444337

**\$234,900**

2 Bedroom, 2.00 Bathroom, 886 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Ideal Investment or First-Time Buyer Opportunity in Popular MacEwan! This well-maintained two-bedroom condo offers a bright and open concept layout, perfect for modern living. Enjoy a spacious living room with direct access to a private balcony-ideal for relaxing or entertaining. The kitchen features a functional peninsula island and overlooks a dedicated dining area. The primary bedroom includes a 3-piece ensuite for your convenience, while the second bedroom-perfect as a guest room or home office-is adjacent to the main 4-piece bathroom. Additional perks include in-suite storage and laundry hook-ups. You'll appreciate secure underground parking and the unbeatable location close to shopping, public transit, schools, and other essential amenities. Quick possession available-move in and start enjoying your new home right away!

Built in 2008

### Essential Information

MLS® #	E4444337
Price	\$234,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	317 263 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C4

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	17
Zoning	Zone 55
Condo Fee	\$601

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