

Courtesy Of David Nam Of RE/MAX Excellence

**\$308,800 - 418 6083 Maynard Way, Edmonton**

MLS® #E4450590

**\$308,800**

2 Bedroom, 2.00 Bathroom, 968 sqft

## Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Welcome to Waterstone, where nature and comfort come together. Nestled beside a peaceful pond and walking trails that lead to the ravine, this top-floor unit offers the perfect blend of serenity and style. Soaring 10' ceilings, 8' doors, and an open layout create a sense of space and elegance. The kitchen features granite countertops, an island, and stainless steel appliances—ideal for everyday living and entertaining. Relax in your spacious primary suite with his & her closets and an ensuite with dual sinks and a walk-in shower. Enjoy your west-facing balcony, central A/C, and the perks of low-maintenance living—no yardwork, no snow shoveling. Building amenities include a social room, guest suite, and an exercise room. Includes titled heated underground parking and titled storage. A beautiful place to call home.

Built in 2010

## Essential Information

MLS® # E4450590

|       |           |
|-------|-----------|
| Price | \$308,800 |
|-------|-----------|

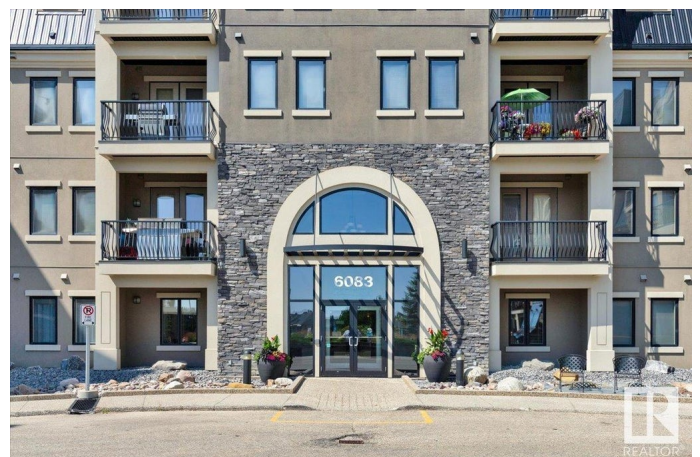
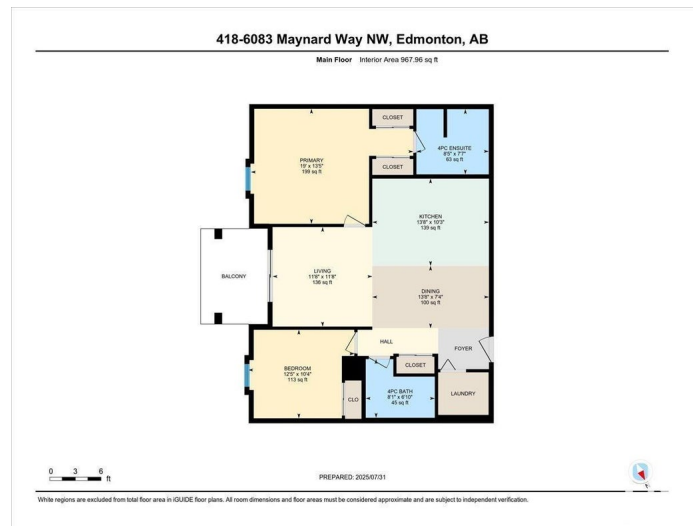
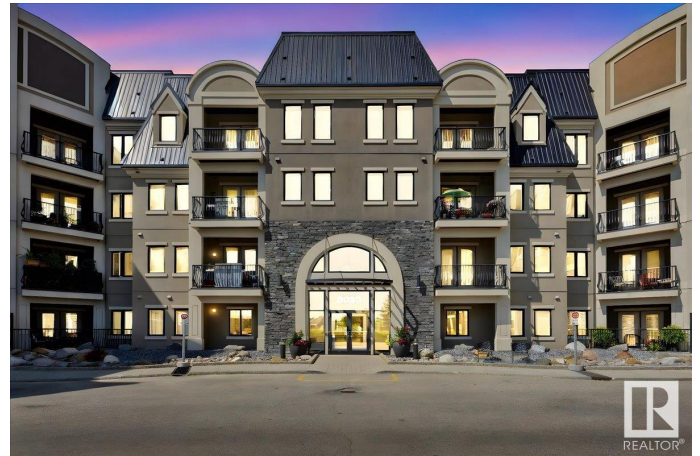
Bedrooms 2

|           |      |
|-----------|------|
| Bathrooms | 2.00 |
|-----------|------|

Full Baths 2

Square Footage 968

Acreage: 0.00



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 418 6083 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0R5              |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., See Remarks, Storage Cage |
| Parking   | Underground                                               |

### Interior

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

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Metal                                                                                                                                  |
| Construction      | Wood, Stone, Stucco                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 14 |
| Condo Fee      | \$477   |

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 August 3rd, 2025 at 9:02am MDT