

## \$200,000 - 431 263 Macewan Road, Edmonton

MLS® #E4454133

**\$200,000**

1 Bedroom, 1.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

This spacious 936 sq ft 1 bedroom plus den condo is perfect for you! Enjoy cooking and eating in the open concept kitchen that features upgraded cabinets, countertops, backsplash and breakfast bar that opens on to a dining area big enough for a full sized dining table. The large living room has enough space for all of your furniture and a patio door that opens to your enormous patio and incredible fourth floor courtyard view. The large master suite features a walkthrough closet that leads to a 4-piece jack and jill bath. Incredibly spacious, the den is the same size as a bedroom! Large storage room with laundry! Includes a secure storage room down the hall! The building is pet friendly, provides an exercise room, AND THE CONDO FEE INCLUDES ALL UTILITIES. In a great south west location across from a park/playground, you are in close proximity to schools, shopping, public transit and have easy access to the LRT, the International Airport, Nisku, Ellerslie RD, and both the Whitemud and Anthony Henday!

Built in 2008

### Essential Information

MLS® # E4454133

Price \$200,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 431 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                      |
| # of Stories | 4                                                                                           |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Flat                |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 87                |
| Zoning         | Zone 55           |
| Condo Fee      | \$619             |

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