

# \$234,900 - 417 263 Macewan Road, Edmonton

MLS® #E4442501

**\$234,900**

2 Bedroom, 2.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Top-Floor, Pet-Friendly with Stunning Green Space Views! Bright and spacious, this beautifully updated unit offers 2 beds, 2 baths and an oversized utility room with in-suite laundry and ample storage space. Enjoy 9-ft ceilings, an open-concept layout and expansive windows that flood the space with natural light and showcase peaceful views of the courtyard and green space. Recently renovated with stylish luxury vinyl plank flooring and fresh neutral paint throughout â€” move-in ready and effortlessly modern. Condo fees cover all utilities: heat, water, and electricity! This well-managed, pet-friendly building includes secure heated underground parking, lots of visitor/street parking, a fitness room and a large party room with a patio for your private gatherings. Located right across from a park & playground, just minutes from shopping, dining, schools, daycare, the Anthony Henday, LRT, and bus routes â€” perfect for families and professionals. Donâ€™t miss your chance to own this hidden gem!

Built in 2008

## Essential Information

MLS® # E4442501

Price \$234,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 892                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 417 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Barbecue-Built-In, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Party Room, Patio, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Portable, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, |

Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 75              |
| Zoning         | Zone 55         |
| Condo Fee      | \$601           |

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Listing information last updated on August 28th, 2025 at 4:33pm MDT