

# **\$174,999 - 219 226 Macewan Road, Edmonton**

MLS® #E4435793

**\$174,999**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Welcome to MacEwan Gardens! This original owner, bright and spacious 1 bedroom, 1-bath condo offers move in ready living. Perfect for a single buyer, it features in-suite laundry, a secure storage locker just across the hall, and a heated underground parking stall. Enjoy the brand new fridge, microwave hood fan and dishwasher. Kitchen is a delight with beautiful quartz countertops. The unit was recently painted. Vinyl plank flooring throughout. 9' ceilings can create a sense of space, add more natural light & improve vertical design potential. The bathroom has been upgraded nicely. Window coverings are included. Condo fees cover all utilities-heat, water, sewer, and electricity-offering peace of mind and predictable costs. The building is pet-friendly (one dog up to 15" at the shoulder or one cat allowed) and must be board approved. Enjoy a comfortable fitness center on the main floor. Located near the Anthony Henday, Ellerslie Road, and all major amenities. This home offers both comfort and convenience.

Built in 2005

## **Essential Information**

MLS® # E4435793

Price \$174,999

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 654                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 219 226 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C5              |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, No Smoking Home, Security Door, Storage-Locker Room |
| Parking Spaces | 1                                                                        |
| Parking        | Heated, Single Indoor, Underground                                       |

### Interior

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

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                  |
| Exterior Features | Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stucco, Vinyl                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                38  
Zoning                              Zone 55  
Condo Fee                        \$485



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