

## \$149,900 - 309 636 Mcallister Loop, Edmonton

MLS® #E4437781

**\$149,900**

1 Bedroom, 1.00 Bathroom, 643 sqft

Condo / Townhouse on 0.00 Acres

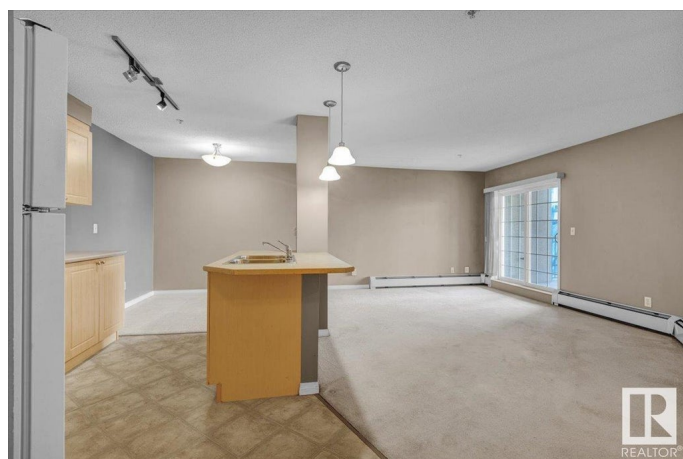
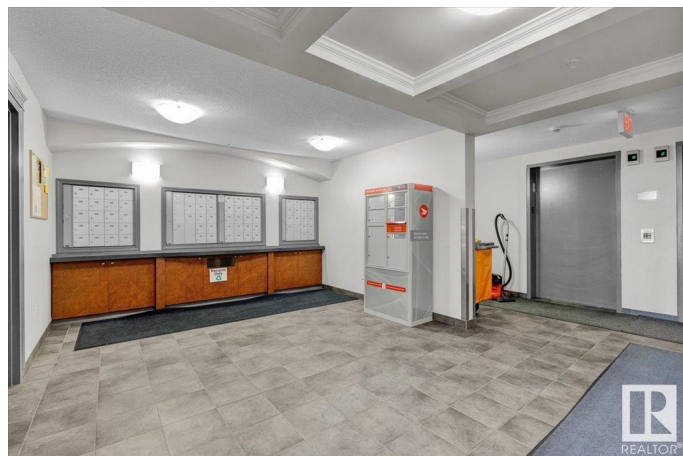
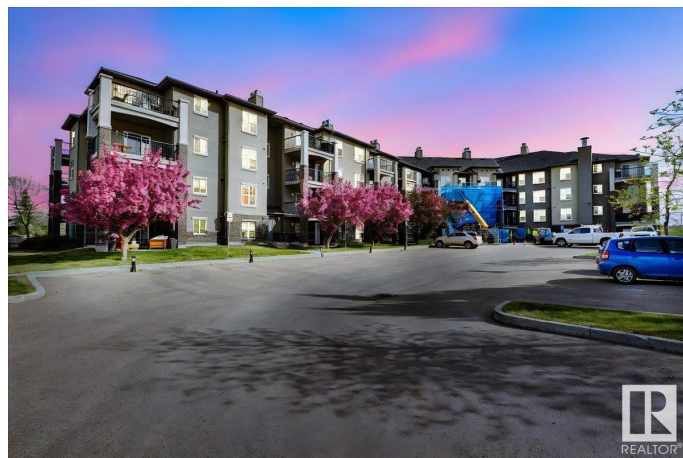
Macewan, Edmonton, AB

Visit REALTOR® website for additional information. INVESTOR and FIRST-TIME BUYER ALERT! This well-maintained 1 bedroom, 1 bath condo offers 643 sq ft of comfortable living on the third floor in the ideally located SW community of MacEwan. CONDO FEES INCLUDE HEAT, WATER and ELECTRICITY, adding unbeatable value. The bright, open layout features IN-SUITE LAUNDRY, a private COVERED BALCONY with natural gas BBQ hookup, and a HEATED UNDERGROUND PARKING stall. This PET-FRIENDLY building currently permits a cat or dog up to 14 kg with board approval. Enjoy easy access to the Anthony Henday, transit, schools, and shopping. A perfect blend of convenience, comfort, and affordability DONT MISS THIS OPPORTUNITY!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437781  |
| Price          | \$149,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 643       |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                       |
|----------|-----------------------|
| Type     | Condo / Townhouse     |
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 309 636 Mcallister Loop |
| Area        | Edmonton                |
| Subdivision | Macewan                 |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 1N4                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, See Remarks |
| Parking Spaces | 1  |
| Parking        | Heated, Underground, See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 22nd, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 26      |
| Zoning         | Zone 55 |
| Condo Fee      | \$468   |

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Listing information last updated on June 17th, 2025 at 8:32am MDT