

## \$207,500 - 427 226 Macewan Road, Edmonton

MLS® #E4441087

### \$207,500

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Welcome home to your BRIGHT, MOVE-IN READY & TOP FLOOR 2 bed & 2 bath condo in a well-managed & pet friendly building & conveniently located in the sought after community of Macewan. Surrounded by green space, walking trails & parks, you are steps to public transit & minutes to the Henday, South Common & all amenities. Well-maintained, step inside to the open concept floor plan with an ample size dining room that flows into the beautiful UPGRADED kitchen with raised eating bar, GRANITE countertops & S/S appliances & overlooks the living room with access to your spacious balcony with SPECTACULAR unobstructed city views. Both bedrooms are located on opposite sides of the unit for added privacy! The HUGE primary bedroom can easily accommodate a king bed & features a walk-thru closet & 3pc ensuite. A large 4pc bath & great size laundry room with additional storage round off the space. A titled HEATED UNDERGROUND parking stall (right by the elevator) is included & condo fees include ALL UTILITIES!

Built in 2005

### Essential Information

MLS® # E4441087

Price \$207,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	427 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C5

### Amenities

Amenities	Ceiling 9 ft., Deck, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	9
Zoning	Zone 55
Condo Fee	\$596

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 June 16th, 2025 at 5:47pm MDT