

## \$172,900 - 209 263 Macewan Road, Edmonton

MLS® #E4458112

**\$172,900**

1 Bedroom, 1.00 Bathroom, 751 sqft

Condo / Townhouse on 0.00 Acres

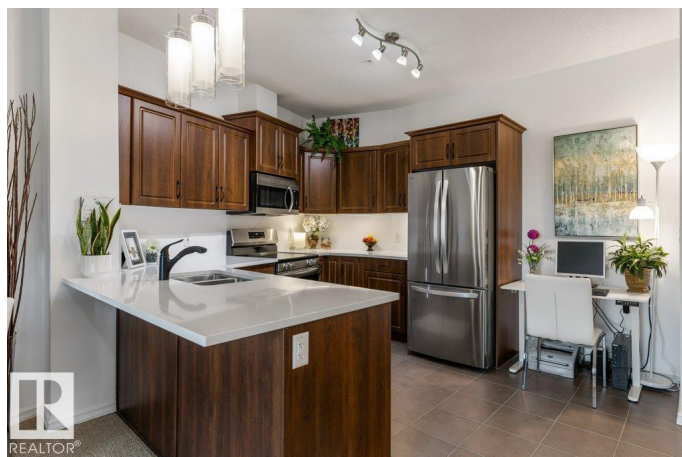
Macewan, Edmonton, AB

**MARVELOUS MACEWAN!** This **RENOVATED** home comes complete with 9' CEILINGS, UNDERGROUND PARKING & IN-SUITE LAUNDRY.Â Bonus Features: New Stainless Steel Appliances (Stove, Fridge & MWHF, 2024), QUARTZ COUNTERTOPS, new lighting, removable, privacy window film in bedroom and freshly painted suite.Â SpaciousÂ Balcony has a Natural Gas Line.Â Bright & Sunny location with PARK VIEW.Â Dedicated STORAGE CAGE on the same floor.Â Shopping, restaurants, trails, parks & schools are all within walking distance or quick drive away. Airport & Transit are nearby (Bus & LRT Park Nâ€™™ Ride). Close to the future Capital Line South LRT. Easy access to Henday, QEII & 41 Ave SW. CONDO FEE INCLUDES ALL UTILITIES (water, gas & electricity)!Â Building has a Exercise Room & is PET FRIENDLY! Well run condo corp. Friendly, Safe & QuietÂ Community!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458112  |
| Price      | \$172,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 751                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 209 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|                |                                                                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                           |
| Parking        | 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, Brick, Stucco                                                                |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                 |
| Construction      | Wood, Brick, Stucco                                                                |

Foundation                Concrete Perimeter

**School Information**

Elementary                R McAdams/M F Otterson  
Middle                    DS MacKenzie/M F Otterson  
High                        Dr A Anderson/FM McCaffery

**Additional Information**

Date Listed                September 17th, 2025  
Days on Market        1  
Zoning                    Zone 55  
Condo Fee                \$520

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Listing information last updated on September 18th, 2025 at 12:32am MDT