

## \$212,500 - 408 226 Macewan Road, Edmonton

MLS® #E4436859

**\$212,500**

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

**QUICK POSSESSION!** This beautifully designed 2-bedroom condo offers the perfect blend of style, comfort, and convenience in a sought-after location just minutes from the Anthony Henday and South Common. The Open-Concept Living is ideal for entertaining, with quartz countertops, an oversized peninsula, and a nice dining area. It offers a Laundry Room and a versatile Second Bedroom, extra space for family, guests, a home office, or whatever suits your needs. The Spacious Primary Suite features a walk-in closet and a 3-piece ensuite. The expansive deck, with a Gas BBQ, is overlooking a lush park and playground, perfect for morning coffee or evening sunsets. Stay inside and enjoy the fitness room or take a 5-minute trip to South Common, with top-notch shopping, dining, transit, and recreation, all at your doorstep. Luxury, location, and lifestyle—this home has it all! And get this, the Condo fees cover Light, Heat, Water/Sewer!!!

Built in 2005

### Essential Information

MLS® #	E4436859
Price	\$212,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	879
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C5

### Amenities

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
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	Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	9
Zoning	Zone 55
Condo Fee	\$629

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