

## \$239,900 - 417 263 Macewan Road, Edmonton

MLS® #E4442501

**\$239,900**

2 Bedroom, 2.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Top-Floor, Pet-Friendly with Stunning Green Space Views! Bright and spacious, this beautifully updated unit offers 2 beds, 2 baths and an oversized utility room with in-suite laundry and ample storage space. Enjoy 9-ft ceilings, an open-concept layout and expansive windows that flood the space with natural light and showcase peaceful views of the courtyard and green space. Recently renovated with stylish luxury vinyl plank flooring and fresh neutral paint throughout â€” move-in ready and effortlessly modern. Condo fees cover all utilities: heat, water, and electricity! This well-managed, pet-friendly building includes secure heated underground parking, lots of visitor/street parking, a fitness room and a large party room with a patio for your private gatherings. Located right across from a park & playground, just minutes from shopping, dining, schools, daycare, the Anthony Henday, LRT, and bus routes â€” perfect for families and professionals. Donâ€™t miss your chance to own this hidden gem!

Built in 2008

### Essential Information

MLS® # E4442501

Price \$239,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	417 263 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C4

### Amenities

Amenities	Barbecue-Built-In, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Party Room, Patio, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby,

Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	7
Zoning	Zone 55
Condo Fee	\$601

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 21st, 2025 at 12:02pm MDT