

# \$169,500 - 104 263 Macewan Road, Edmonton

MLS® #E4435510

**\$169,500**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Perfect for first-time buyers, students, or downsizers seeking comfort, simplicity, and unbeatable value! This 1 bed, 1 bath condo in SW Edmontonâ€™s popular Macewan community offers a smart open-concept layout with a full kitchen, dedicated dining space, and bright living area that leads to a ground-level patioâ€”great for easy outdoor access or walking your pet. The large bedroom connects to a walk-through closet and 4-piece bath, while in-suite laundry adds everyday convenience. You'll also love the titled underground parking stall, included all-utilities-in condo fees (no surprise bills!), and access to the buildingâ€™s private gym and social roomâ€”ideal for staying fit or entertaining guests. Located close to bus stops, grocery stores, parks, and major routes like Ellerslie Rd and the Henday, this is an ideal blend of lifestyle and location. Stop renting and start building equity in your futureâ€”this unit is ready for you!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435510  |
| Price     | \$169,500 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 650                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 104 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### **Amenities**

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door |
| Parking   | Underground                                                                                                                          |

### **Interior**

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Baseboard, Natural Gas                                                               |
| # of Stories | 4                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### **Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Stucco                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                110  
Zoning                              Zone 55  
Condo Fee                        \$469

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