

Courtesy Of Kristyn Rost Of MaxWell Polaris

# \$239,900 - 310 226 Macewan Road, Edmonton

MLS® #E4425446

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,143 sqft  
Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Get ready to be impressed! Welcome to the largest floor plan available in MacEwan Gardens, spanning 1,140 sq. ft. ALL utilities included in your monthly condo fee. As you enter, you'll notice upgraded vinyl plank flooring that flows through the property. The open floor plan and 9-foot ceilings allow natural light to flood the unit! Enjoy a gas line on your private balcony, in-suite laundry, and 2 titled parking stalls-one heated underground + one surface. Work from home in your own private office/den. You'll love the massive owner's suite 19.5' x 13'7', which includes a private three-piece ensuite and a walk-in closet with a built-in organizer. 2nd bedroom is also very spacious measuring 16' x 11.9'. Building amenities include fitness room, social space, and a lovely courtyard. Minutes from parks, playgrounds, walking paths, public transit, and the Anthony Henday. Easy access to all amenities along Ellerslie Road, including banks, dining, grocery, and more! Pet Friendly! \*some photos are virtually staged

Built in 2005

## Essential Information

MLS® #	E4425446
Price	\$239,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,143
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	310 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C5

### **Amenities**

Amenities	Ceiling 9 ft., Parking-Plug-Ins, Parking-Visitor, Patio, Social Rooms, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	23
Zoning	Zone 55
Condo Fee	\$813

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 April 5th, 2025 at 11:02am MDT