

## \$169,500 - 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	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                38  
Zoning                              Zone 55  
Condo Fee                        \$469

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