

## \$224,900 - 317 263 Macewan Road, Edmonton

MLS® #E4444337

**\$224,900**

2 Bedroom, 2.00 Bathroom, 886 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Ideal Investment or First-Time Buyer Opportunity in Popular MacEwan! This well-maintained two-bedroom condo offers a bright and open concept layout, perfect for modern living. Enjoy a spacious living room with direct access to a private balcony-ideal for relaxing or entertaining. The kitchen features a functional peninsula island and overlooks a dedicated dining area. The primary bedroom includes a 3-piece ensuite for your convenience, while the second bedroom-perfect as a guest room or home office-is adjacent to the main 4-piece bathroom. Additional perks include in-suite storage and laundry hook-ups. You'll appreciate secure underground parking and the unbeatable location close to shopping, public transit, schools, and other essential amenities. Quick possession available-move in and start enjoying your new home right away!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444337  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 886       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 317 263 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C4              |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Underground                                                                                       |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                           |
| # of Stories      | 4                                                                                |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                |
| Construction      | Wood, Stucco                                                |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 66              |
| Zoning         | Zone 55         |
| Condo Fee      | \$601           |

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Listing information last updated on August 30th, 2025 at 7:17pm MDT