

## **\$149,900 - 114 226 Macewan Road, Edmonton**

MLS® #E4447799

**\$149,900**

1 Bedroom, 1.00 Bathroom, 614 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Start your ownership or investment profile w this PERFECTLY LOCATED and VERSATILE MAIN FLOOR CONDO! Walk out your front door to a BUS STOP, or drive from your UNDERGROUND PARKING 3 MINUTES to the Heritage Valley PARK AND RIDE! You can also step RIGHT OUTSIDE your door and go to MACEWAN PARK! This is a PET FRIENDLY building, so you can walk your little friends with ease! The condo is nestled inside a beautiful community, which means you donâ€™t have busy roads or businesses around - when you go outside to your PRIVATE COVERED PATIO, you can enjoy the peace of a family friendly neighbourhood. BUT you are less than 4 min to all your shopping necessities and major roads (HENDAY and HIGHWAY II) without having them at your back door! This ORIGINAL OWNERS unit includes newer CARPET, and a MASSIVE STORAGE ROOM w ENSUITE LAUNDRY! Kitchen has a TON OF COUNTER SPACE, w an eat-up ISLAND! Bedroom has CUSTOM BUILT IN SHELVEING! Thereâ€™s also a GYM on the same floor! Make your money work for you- invest in CONVENIENCE!

Built in 2005

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4447799               |
| Price          | \$149,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 614                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 114 226 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C5              |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Heated, Parkade, Underground                                                                      |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                             |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Stucco, Vinyl                                     |
| Foundation   | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 55         |
| Condo Fee      | \$459           |

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Listing information last updated on August 30th, 2025 at 3:47am MDT