

## **\$174,999 - 219 226 Macewan Road, Edmonton**

MLS® #E4435793

**\$174,999**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Welcome to MacEwan Gardens! This original owner, bright and spacious 1 bedroom, 1-bath condo offers move in ready living. Perfect for a single buyer, it features in-suite laundry, a secure storage locker just across the hall, and a heated underground parking stall. Enjoy the brand new fridge, microwave hood fan and dishwasher. Kitchen is a delight with beautiful quartz countertops. The unit was recently painted. Vinyl plank flooring throughout. 9' ceilings can create a sense of space, add more natural light & improve vertical design potential. The bathroom has been upgraded nicely. Window coverings are included. Condo fees cover all utilities-heat, water, sewer, and electricity-offering peace of mind and predictable costs. The building is pet-friendly (one dog up to 15" at the shoulder or one cat allowed) and must be board approved. Enjoy a comfortable fitness center on the main floor. Located near the Anthony Henday, Ellerslie Road, and all major amenities. This home offers both comfort and convenience.

Built in 2005

### **Essential Information**

MLS® # E4435793

Price \$174,999

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	219 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C5

### Amenities

Amenities	Deck, Exercise Room, No Smoking Home, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Single Indoor, 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	Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                38  
Zoning                              Zone 55  
Condo Fee                        \$485



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Listing information last updated on June 17th, 2025 at 9:17am MDT