

## \$229,900 - 323 226 Macewan Road, Edmonton

MLS® #E4432362

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

**BRIGHT & SPACIOUS CONDO IN MACEWAN GARDENS!** Welcome to this beautifully maintained 2 bedroom + den, 2 bath condo offering 1,151 sqft of thoughtfully designed living space in a well-managed building. The open-concept layout is bright and inviting, with large windows, neutral tones, and updated laminate flooring. The kitchen features stainless steel appliances, new fridge, new dishwasher, new hood fan, extended counter seating, and ample cabinetry. The primary suite is generously sized, with a walk-in closet and private 3-piece ensuite. There is also a second bedroom and 4-piece bath. A versatile den offers space for a home office or flex area, perfect for working or unwinding. Additional features include in-suite laundry with new washer and dryer, a private balcony, underground heated parking, and a rented storage locker for extra convenience. Located with quick access to groceries, parks, walking paths, and Anthony Henday Drive, this home offers comfort and lifestyle! Welcome home!

Built in 2005

### Essential Information

MLS® # E4432362

Price \$229,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	323 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C5

### **Amenities**

Amenities	Ceiling 9 ft., Intercom
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	Zone 55
Condo Fee	\$787

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Listing information last updated on May 2nd, 2025 at 3:48pm MDT