

## **\$345,000 - 119 6083 Maynard Way, Edmonton**

MLS® #E4450490

**\$345,000**

2 Bedroom, 2.00 Bathroom, 1,193 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

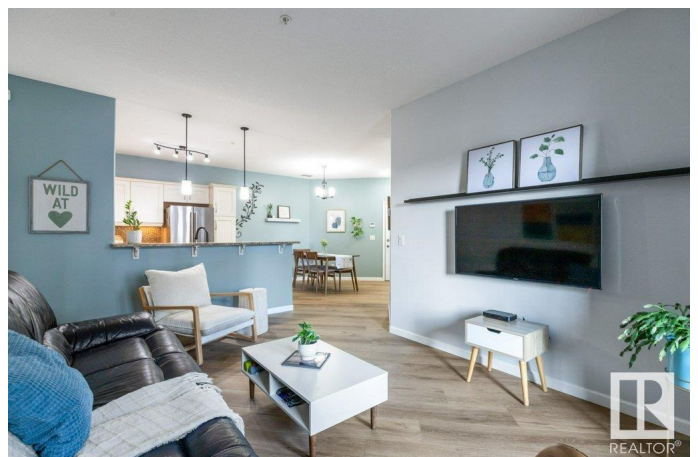
ELEGANT LIVING AT ITS FINEST! At nearly 1200 SF this FORMER SHOW SUITE BOASTS 2 BEDROOM/2 FULL BATH PLUS A DEN! Great for your spirit! ALL NEW WIDE PLANK LUXURY VINYL FLOORING. Plush carpet in both bedrooms. 9' CEILINGS. IN-SUITE AIR CONDITIONING. A GREAT LARGE LAUNDRY ROOM offers additional storage. BEACH FEEL throughout boasts a perfect blend of colours and decor. ORIGINAL OWNER. A chef's delight in this open concept modern kitchen features a newer Stainless Steel refrigerator & dishwasher. VERY PRIVATE location and ULTRA QUIET. Enjoy access to a tranquil pond and kilometres of walking/cycling trails. All kinds of shopping and restaurants literally down the road along with easy access to the Anthony Henday. Amazing location. Don't want to leave home to work out? NO PROBLEM. Great Gym right down the hall. Social room for gatherings. ONE U/G titled parking stall a few steps from the elevator comes w/ a storage cage. Pets allowed with board approval. RARE FIND. START LIVING THE DREAM!

Built in 2010

### **Essential Information**

MLS® # E4450490

Price \$345,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,193                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 119 6083 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0S5              |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                     |
| Parking        | Underground                                                                                                                                                           |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Metal                                                                    |
| Construction      | Wood, Stone, Stucco                                                      |
| Foundation        | Concrete Perimeter                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 14         |
| Condo Fee      | \$565           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 6:17am MDT