

## \$185,000 - 319 226 Macewan Road, Edmonton

MLS® #E4440337

**\$185,000**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Nestled within the charming MacEwan community, this delightful one-bedroom apartment is perfect for the first-time homebuyer or investor. Recently revitalised with a fresh coat of paint, vinyl plank flooring throughout and new lighting, this property is ready for you to move straight in. Located on the third floor, boasting 9ft ceilings and an open-plan living space bathed in natural light. The kitchen, complete with an inviting island, overlooks the living area. A large patio door opens onto a private balcony, providing a serene view of the lush greenery and comes equipped with a gas hook-up for summer BBQs. The well-proportioned bedroom features a walk-through closet with direct access to the bathroom. Convenience is further enriched by in-suite laundry and additional storage space. Additional perks include a titled, heated underground parking space, and low condo fees that encompass all utilities – heat, water, and power. Quick access to amenities, shopping, park, public transport, LRT and the Henday.

Built in 2005

### Essential Information

MLS® # E4440337

Price \$185,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 650                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 319 226 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0L5              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Ceiling 9 ft., Intercom, Parking-Visitor |
| Parking   | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Jonny Bright School |
| Middle     | Jonny Bright School |
| High       | Louie St. Laurent   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 55        |
| Condo Fee      | \$485          |

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Listing information last updated on June 17th, 2025 at 7:17am MDT