

\$224,900 - 317 263 Macewan Road, Edmonton

MLS® #E4444337

\$224,900

2 Bedroom, 2.00 Bathroom, 886 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Ideal Investment or First-Time Buyer Opportunity in Popular MacEwan! This well-maintained two-bedroom condo offers a bright and open concept layout, perfect for modern living. Enjoy a spacious living room with direct access to a private balcony-ideal for relaxing or entertaining. The kitchen features a functional peninsula island and overlooks a dedicated dining area. The primary bedroom includes a 3-piece ensuite for your convenience, while the second bedroom-perfect as a guest room or home office-is adjacent to the main 4-piece bathroom. Additional perks include in-suite storage and laundry hook-ups. You'll appreciate secure underground parking and the unbeatable location close to shopping, public transit, schools, and other essential amenities. Quick possession available-move in and start enjoying your new home right away!



Built in 2008

Essential Information

MLS® #	E4444337
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886

Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	317 263 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 25th, 2025
Days on Market	69
Zoning	Zone 55
Condo Fee	\$601

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