

## **\$149,900 - 114 226 Macewan Road, Edmonton**

MLS® #E4447799

**\$149,900**

1 Bedroom, 1.00 Bathroom, 626 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Start your ownership or investment profile w this PERFECTLY LOCATED and VERSATILE MAIN FLOOR CONDO! Walk out your front door to a BUS STOP, or drive from your UNDERGROUND PARKING 3 MINUTES to the Heritage Valley PARK AND RIDE! You can also step RIGHT OUTSIDE your door and go to MACEWAN PARK! This is a PET FRIENDLY building, so you can walk your little friends with ease! The condo is nestled inside a beautiful community, which means you donâ€™t have busy roads or businesses around - when you go outside to your PRIVATE COVERED PATIO, you can enjoy the peace of a family friendly neighbourhood. BUT you are less than 4 min to all your shopping necessities and major roads (HENDAY and HIGHWAY II) without having them at your back door! This ORIGINAL OWNERS unit includes newer CARPET, and a MASSIVE STORAGE ROOM w ENSUITE LAUNDRY! Kitchen has a TON OF COUNTER SPACE, w an eat-up ISLAND! Bedroom has CUSTOM BUILT IN SHELVING! Thereâ€™s also a GYM on the same floor! Make your money work for you- invest in CONVENIENCE!

Built in 2005

### **Essential Information**



MLS® #	E4447799
Price	\$149,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	114 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C5

### Amenities

Amenities	Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Heated, Parkade, 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	Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
Days on Market	3
Zoning	Zone 55
Condo Fee	\$459

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