Courtesy Of Alexis Rolfe Of Real Broker

$174,900 - 436 263 Macewan Road, Edmonton

MLS® #E4452388

$174,900
1 Bedroom, 1.00 Bathroom, 642 sqft
Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Amazing TURNKEY investment opportunity in the well managed MACEWAN GARDENS II complex! This TOP FLOOR, WEST facing 1 bed/1 bath condo unit features a FULLY renovated kitchen with STAINLESS STEEL appliances, an eat-up bar, and GORGEOUS granite countertops. Enjoy the convenience of a heated UNDERGROUND parking stall, a separate STORAGE LOCKER and building amenities including: SOCIAL room & EXERCISE room. Located NEAR school, playground, walking paths & has plenty of VISITOR PARKING. This PET FRIENDLY building offers condo fees that cover ALL utilities- just need to hook up your internet! Perfect for investors (currently occupied with a great tenant) or first time home buyers.

Built in 2008

Essential Information

MLS® #	E4452388
Price	$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	642
Acres	0.00
Year Built	2008

Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	436 263 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C4

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Playground Nearby, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 11th, 2025

Days on Market	29
Zoning	Zone 55
Condo Fee	$469

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Listing information last updated on September 9th, 2025 at 7:47am MDT