



Edmonton 55 Macewan
#410 226 MACEWAN RD SW

LP: \$199,900

SP:



ACTIVE

List ID #: E4253067 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 2005
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,097.71 **Total Flr (M):** 101.98

Top Floor west facing condo-enjoy the sunsets and park views from your balcony! Spacious and modern 2 bedroom, 2 bathroom + DEN, almost 1100 sq. ft. of living space! Two titled parking spots, one underground and one exterior stall. Newer vinyl plank flooring, baseboards and paint throughout brings a unified flow to this home. Open kitchen, dining and living room area greets you as you enter. Huge primary bedroom with walk in closet and 3 piece ensuite and a generous second bedroom can be used in a number of different ways. Spacious den can be used as an office or for storage-lots of options here. Utilities included in condo fees and building is pet friendly. Easy access to the Anthony Henday, shopping areas and walking trails.

Directions: South of Anthony Henday Drive, take 111 St south and head east on MacEwan Rd SW

Virtual Tour: <https://vimeo.com/543363674>

Brochure: <http://www.410-226-MacewanRd-SW.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Level	Mtr2	SqFt	
Full Baths:	0	0	0	1	0	0	Occupancy: Tenant	Main:			
Ensuite		0	1	0	0	0		Upper:			
Addl Rms:	0	Finished Lvl: 1					Garage Dim:	AbGd:			
Fpl:	No	Fpl Fuel:					Elem Schl: Roberta MacAdams	Lowr:			
Fpl Type:							Jr High Schl: DS MacKenzie	BIGd:			
Parking:	Heated, Single Indoor, Stall, Underground, See Remarks							High Schl: Dr. Anne Anderson	Total A.G.	101.98	1,097.71

Living Rm:	4.57x3.66	M	Master Bdrm:	4.72x3.96	M
Dining Rm:	2.44x2.13	M	Bedrm 2:	4.27x3.35	M
Kitchen:	3.05x2.90	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:	2.59x2.29	M	Laundry Room	2.44x1.52	M
Bonus Rm					

Flooring: Vinyl Plank **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Baseboard, Hot Water
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco, Vinyl **Remodel:**
Site Infl: Airport Nearby, Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Ceiling 9 ft., Deck, Exercise Room, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms

Goods Incl: Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** Pet Restrict/Board Approv

Warranty:

Front Expos: South

Prop Class: Condo

Condo Name: Macewan Gardens

Prk Encl/TTL: / 2 /

Goods Excl:

Condo/HOA: **Condo:** \$740.49 **HOA:**

Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities

Lot Sq (M):

Frontage (M):

Depth (M):

Conform: /Yr:

Taxes: \$2,154.23 **Tax Yr:** 2020

Lot Dimen:

Lot Shape:

Zoning:

Front Expos: South

Local Improv: /Yr: