



Edmonton 55 Macewan
#410 226 MACEWAN RD SW

LP: \$199,900

SP:



ACTIVE

List ID #: E4262030 **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. Brand new dishwasher.

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: | 45 | 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 **Goods Excl:**
Prop Class: Condo **Condo/HOA:** **Condo:** \$740.49 **HOA:**
Condo Name: Macewan Gardens Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities
Prk Encl/TTL: / 2 /

| | | | |
|--------------------------|---------------------|----------------------|-------|
| Lot Sq (M): | | Lot Dimen: | |
| Frontage (M): | | Lot Shape: | |
| Depth (M): | | Zoning: | |
| Conform: | | Front Expos: | South |
| Taxes: \$2,154.23 | Tax Yr: 2020 | Local Improv: | /Yr: |