



**Edmonton**      **55 Macewan**      **LP: \$199,900**  
**#410 226 MACEWAN RD SW**      **SP:**      **ACTIVE** M

**List ID #:** E4269308      **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	
<b>Full Baths:</b>	0	0	0	1	0	0	<b>Occupancy:</b>	Tenant	<b>Main:</b>			
<b>Ensuite</b>		0	1	0	0	0			<b>Upper:</b>			
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b>		1			<b>Garage Dim:</b>		<b>AbGd:</b>			
<b>Fpl:</b>	No	<b>Fpl Fuel:</b>					<b>Elem Schl:</b>	Roberta MacAdams	<b>Lowr:</b>			
<b>Fpl Type:</b>							<b>Jr High Schl:</b>	DS MacKenzie	<b>BIGd:</b>			
<b>Parking:</b>	Heated, Single Indoor, Stall, Underground, See Remarks							<b>High Schl:</b>	Dr. Anne Anderson	<b>Total A.G.</b>	101.98	1,097.71

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

**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:** \$749.33      **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 /

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