



Edmonton **14 MacTaggart** **LP:** **\$249,900**
 #324 6083 MAYNARD WY NW **SP:** **M**

ACTIVE

Type: Lowrise Apartment **Listing ID#:** E4189329
Style: Single Level Apartment **Bdrms Above:** 2
Year Built: 2010 **Bdrms Total:** 2
Full Baths: 2 **Basement:** None
Half Baths: 0 **Bsmnt Dev:** No Basement
Tot A.G. SqFt: 950.78 **Tot A.G. SqM:** 88.33

Welcome to The Waterstone! Executive living in Mactaggart! This AIR CONDITIONED 2 bedroom, 2 bathroom condo is almost 1000 square feet of open floor plan with a ton of liveability built right in! The large "U" Shaped kitchen has upgraded maple cabinets and stainless steel appliances and a long raised eating bar. The dining room easily fits a proper table for 6 people, while the living room completes the open floor plan all with 9' ceilings, a southern exposure and a large deck with a view of the lake. The master has a walk-thru closet on the way to the 3 piece ensuite. The second bedroom is across the condo and is perfect for family, roommates or guests. The 4 piece bathroom is just beside the 2nd bedroom. There is a large entranceway closet, storage room and IN-SUITE Laundry, all with CENTRAL A/C! The underground, heated parking has one titled stall as well. The complex features a guest suite, social room and exercise room. What more could you want? Come take a look!

Directions:

Virtual Tour: <https://youtu.be/hIMq7x2e3CQ> **Brochure:** <http://www.324-6083-MaynardWay.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	88.33	950.78
Parking:									
Garage Dim:									
				Prk Encl/Ttl:	1	/	1		

Living Room:	5.18x3.61	M	Master Bedroom:	3.49x3.43	M
Dining Room:	3.02x2.06	M	Bedroom 2:	3.42x3.37	M
Kitchen:	3.12x3.01	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring: Carpet, Ceramic Tile **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Stone, Stucco **Features:** Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Programmable Thermostat, Storage-In-Suite, Vinyl Windows
Site Influences: Backs Onto Lake, Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Waterstone	Condo Fee Incld:	Caretaker, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities
Condo Fee:	\$362.08	HOA Fee:	
Floor Location:	Other	Floor Number:	3
Balcony/Terrace	Yes	Unit Exposure:	S
		HOA Fee Incl:	

Total Lot M2: **Lot Shape:** **Lot Dimen:**
Frontage: **Depth:** **Zoning:**
Conform: **Conform Yr:** **Front Expos:** East
Taxes: \$2,349.79 2018 **Local Improve:**