



**Edmonton**      **14 MacTaggart**      **LP:**      **\$265,000**  
 #324 6083 MAYNARD WY NW      **SP:**      **M**

**ACTIVE**

**Type:** Lowrise Apartment      **Listing ID#:** E4150612  
**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 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
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	88.33	950.78
<b>Parking:</b>									
<b>Garage Dim:</b>									
				<b>Prk Encl/Ttl:</b>	/				

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

<b>Flooring:</b>	Carpet, Ceramic Tile	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stone, Stucco	<b>Features:</b>	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Party Room, Programmable Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows
<b>Site Influences:</b>	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, Restrictive Covenant-Bldg, Utility Right Of Way

**Goods Excluded:**

**Warranty:**

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

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

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