

## \$229,900 - 323 226 Macewan Road, Edmonton

MLS® #E4432362

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,152 sqft  
Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

**BRIGHT & SPACIOUS CONDO IN MACEWAN GARDENS!** Welcome to this beautifully maintained 2 bedroom + den, 2 bath condo offering 1,151 sqft of thoughtfully designed living space in a well-managed building. The open-concept layout is bright and inviting, with large windows, neutral tones, and updated laminate flooring. The kitchen features stainless steel appliances, new fridge, new dishwasher, new hood fan, extended counter seating, and ample cabinetry. The primary suite is generously sized, with a walk-in closet and private 3-piece ensuite. There is also a second bedroom and 4-piece bath. A versatile den offers space for a home office or flex area, perfect for working or unwinding. Additional features include in-suite laundry with new washer and dryer, a private balcony, underground heated parking, and a rented storage locker for extra convenience. Located with quick access to groceries, parks, walking paths, and Anthony Henday Drive, this home offers comfort and lifestyle! Welcome home!

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432362  |
| Price  | \$229,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,152                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 323 226 Macewan Road |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0C5              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Ceiling 9 ft., Intercom             |
| Parking Spaces | 1                                   |
| Parking        | Heated, Parkade, Stall, Underground |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                       |
| # of Stories      | 4                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 55          |
| Condo Fee      | \$787            |

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Listing information last updated on May 1st, 2025 at 6:47pm MDT