# \$154,900 - 309 636 Mcallister Loop, Edmonton

MLS® #E4437781

#### \$154,900

1 Bedroom, 1.00 Bathroom, 643 sqft Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Visit REALTOR® website for additional information. INVESTOR and FIRST-TIME **BUYER ALERT! BRAND NEW** RENOVATIONS, including FLOORING, PAINT AND TOILET! This 1 bedroom, 1 bath condo offers 643 sq ft of comfortable living on the third floor in the ideally located SW community of MacEwan. CONDO FEES INCLUDE HEAT, WATER and ELECTRICITY, adding unbeatable value. The bright, open layout features IN-SUITE LAUNDRY, a private COVERED BALCONY with natural gas BBQ hookup, and a HEATED UNDERGROUND PARKING stall. This PET-FRIENDLY building currently permits a cat or dog up to 14 kg with board approval. Enjoy easy access to the Anthony Henday, transit, schools, and shopping. A perfect blend of convenience, comfort, and affordability DONT MISS THIS **OPPORTUNITY!** 

Built in 2003

#### **Essential Information**

MLS®# E4437781 Price

\$154,900

**Bedrooms** 

**Bathrooms** 1.00

Full Baths 1

643 Square Footage







Acres 0.00 Year Built 2003

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 309 636 Mcallister Loop

Area Edmonton
Subdivision Macewan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1N4

#### **Amenities**

Amenities Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler

System-Fire, See Remarks

Parking Spaces 1

Parking Heated, Underground, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Shopping

Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 147

Zoning Zone 55

Condo Fee \$468

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