

## \$159,900 - 309 636 Mcallister Loop, Edmonton

MLS® #E4437781

**\$159,900**

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	\$159,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	643



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	79
Zoning	Zone 55
Condo Fee	\$468

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