

## \$269,900 - 237 6079 Maynard Way, Edmonton

MLS® #E4425107

**\$269,900**

1 Bedroom, 1.00 Bathroom, 855 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Welcome to Waterstone, a quality complex located in an excellent location close to many amenities. This immaculate original owner condo is perfect for a 1st time buyer, a retiree looking to downsize, an investor, or for someone who needs quick access to YEG. With 9' ceilings & A/C this 855 sq ft unit has spacious rooms including the open concept living room, dining room & kitchen, & the primary bedroom with a view of the pond. Take your morning coffee outside onto the deck & enjoy watching the sun rise. Working from home is a breeze in the dedicated office space. Building amenities include a gym, guest suite, rec room & community gardens. Heated underground parking w/a storage cage is included. Enjoy the walking paths around the pond & connect to the extensive ravine trail system. This pet friendly building is ideally located close to excellent shopping, a variety of restaurants & has convenient & quick access to the Anthony Henday. ALL FURNITURE, KITCHEN CONTENTS, PICTURES AND DECORATIONS ARE INCLUDED.

Built in 2011

### Essential Information

MLS® # E4425107

Price \$269,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 855                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 237 6079 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0S5              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking   | Heated, Underground   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Furniture Included, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Heat Pump, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | Metal   |
| Construction      | Wood, Stucco  |

Foundation                Concrete Perimeter

**School Information**

Elementary                Nellie Carlson  
Middle                      Nellie Carlson  
High                        Lillian Osborne

**Additional Information**

Date Listed                March 11th, 2025  
Days on Market        51  
Zoning                      Zone 14  
Condo Fee                \$421

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