

## **\$324,500 - 322 6083 Maynard Way, Edmonton**

MLS® #E4444693

**\$324,500**

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

**PRICE DROP !!** Welcome to this 2 BEDROOM + DEN located in upscale MacTaggart community which features 9 ft. ceilings, a beautiful kitchen with upgraded S/S appliances & granite counters, large dining room, the benefit of in-suite laundry and CENTRAL A/C to keep you cool in the hot summer months! Enjoy with family in the large Living Room with patio doors which leads to the sizeable private BALCONY where you can enjoy BBQ with your family! King sized master bedroom has walk thru closet & 5pc ensuite. 2nd Bedroom, Den, & 4pc bathroom complete the layout. 2 HEATED UNDERGROUND Titled PARKING and Titled INDOOR STORAGE space keep your valuable secure and cozy in the winter. Building also offers fantastic amenities which include a fitness room, social room & guest suite & backs onto pond/park with walking trails. STUNNING LOCATION which is close to the Anthony Henday and offers many amenities such as the public transit, Windermere Shopping, Rec Centre, Golf Courses and schools. A MUST SEE!!

Built in 2010

### **Essential Information**

MLS® # E4444693

Price \$324,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	322 6083 Maynard Way
Area	Edmonton
Subdivision	MacTaggart
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	58
Zoning	Zone 14
Condo Fee	\$687

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