

## **\$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 | 37              |
| Zoning         | Zone 14         |
| Condo Fee      | \$687           |

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Listing information last updated on August 2nd, 2025 at 9:47pm MDT