

## \$264,000 - 210 6083 Maynard Wy Nw, Edmonton

MLS® #E4424546

**\$264,000**

1 Bedroom, 1.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Attention First time Home Buyers & Investors! Discover luxury living at an unbeatable price in the prestigious Waterstone building! This east-facing 1-bedroom + spacious office condo is flooded with natural light and offers serene views of the ponds and scenic walkway from your private balcony. Designed with comfort and style in mind, this open-concept home features 9'™ ceilings, a raised kitchen counter, sleek stainless steel appliances, and in-suite laundry for convenience. Enjoy the added benefit of a secure, heated underground parking space with a dedicated storage cage. Located in a prime area, you're just a short walk from Whitemud Creek Ravine, and only 10 minutes to Terwillegar Park, Windermere Shopping, and top-rated schools. West Edmonton Mall is just a 20-minute drive, with quick access to Terwillegar Rec Centre, public transit, and Anthony Henday Drive for easy citywide connections. A fantastic investment opportunity for rentals! Don't miss out on this rare opportunity!



Built in 2010

### Essential Information

MLS® # E4424546

Price \$264,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 857                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 210 6083 Maynard Wy Nw |
| Area        | Edmonton               |
| Subdivision | MacTaggart             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 0S5                |

### **Amenities**

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Social Rooms |
| Parking   | Heated, Underground                                                                                       |

### **Interior**

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas                                                                                                 |
| # of Stories | 4                                                                                                                     |
| Stories      | 1                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | See Remarks, No Basement                                                                                              |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                           |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby, View Lake |
| Roof              | Metal                                                         |
| Construction      | Wood, Stone, Stucco                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 7th, 2025  
Days on Market                43  
Zoning                              Zone 14  
Condo Fee                        \$421

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