

# \$149,900 - 304 636 Mcallister Loop, Edmonton

MLS® #E4446368

**\$149,900**

1 Bedroom, 1.00 Bathroom, 602 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

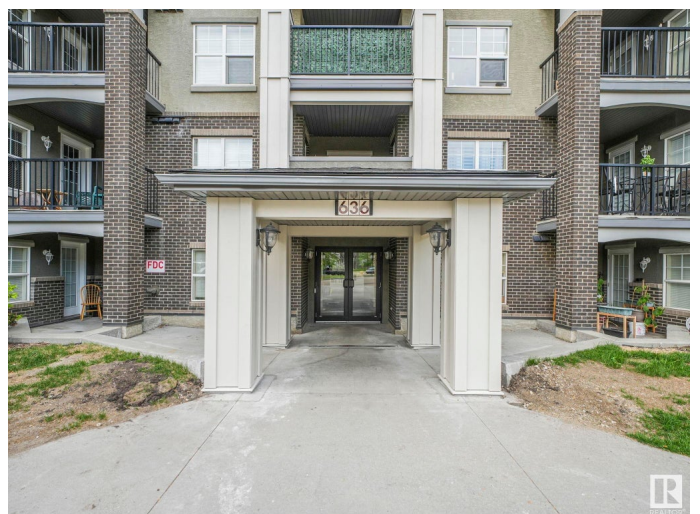
## INVESTOR & FIRST-TIME BUYER ALERT!

This well-maintained 1-bedroom, 1-bath condo offers 650 sq ft of comfortable living space on the third floor. Unbeatable value with condo fees covering heat, water, and electricity! The open-concept layout features in-suite laundry, a private covered balcony with a natural gas BBQ hookup, and a heated underground parking stall. The pet-friendly building with board approval. Enjoy quick access to Anthony Henday Drive, public transit, schools, and shopping—everything you need right at your doorstep. A perfect combination of convenience, comfort, and affordability—don't miss it!

Built in 2003

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4446368          |
| Price          | \$149,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 602               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 304 636 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 |
| Parking Spaces | 1                                                                             |
| Parking        | Underground                                                                   |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| # of Stories | 4                                                                                            |
| Stories      | 4                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | None, See Remarks                                                                            |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 55        |
| Condo Fee      | \$438          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 3:02am MDT