

## **\$339,900 - 135 6079 Maynard Way, Edmonton**

MLS® #E4430587

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,191 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Fabulous floorplan spanning 1,191 sq ft with 2 bed/2 bath PLUS den AND LOW CONDO FEES in Waterstone. As you enter the air conditioned unit you will be captivated by the unique, open, beautifully flowing layout with 9' ceilings and engineered hardwood and tile throughout. Massive Chef's kitchen with stainless appliances, granite counter / eating bar and a multitude of cabinets. Generous Primary Bedroom with walk through closet and spa like 5 pc ensuite. 2nd bedroom, dining room, laundry room, den and private setting patio complete the unit. Includes a heated underground titled parking stall, storage cage and plenty of visitor parking. This PET FRIENDLY building amenities include a gym, guest suite and rec. room. Enjoy the lakeside location and multitude of walking paths with access to the MacTaggart Ravine, proximity to the Anthony Henday Freeway, Terwillegar Drive, shopping, restaurants, schools, parks, YEG, and so much more. MUST BE SEEN TO BE APPRECIATED! WELCOME HOME!

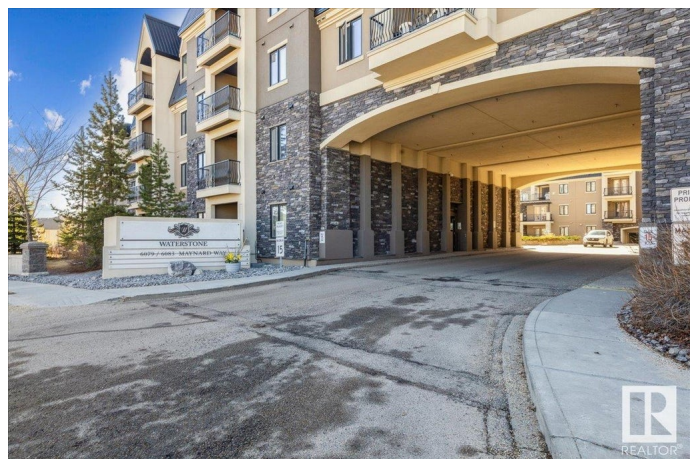
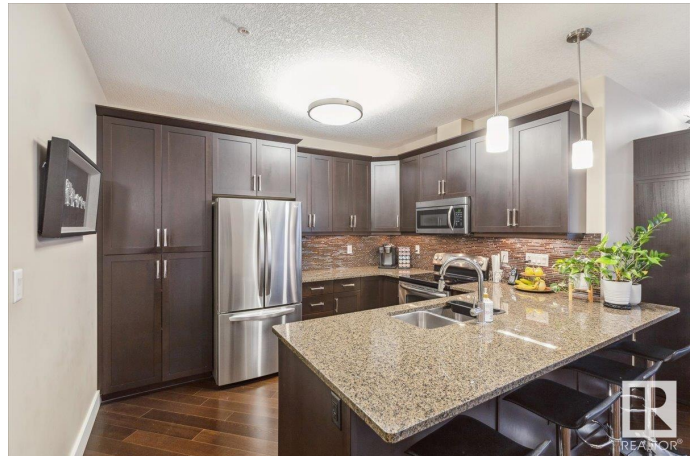
Built in 2011

### **Essential Information**

MLS® # E4430587

Price \$339,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,191                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 135 6079 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0S4              |

### Amenities

|               |                                                                                                                                                                                                                                    |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking       | Heated, Parkade, Underground                                                                                                                                                                                                       |
| Is Waterfront | Yes                                                                                                                                                                                                                                |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                    |
| Construction      | Wood, Stone, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 14          |
| Condo Fee      | \$565            |

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 May 2nd, 2025 at 2:02am MDT