

## **\$419,900 - 434 6079 Maynard Way, Edmonton**

MLS® #E4444568

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Rare opportunity to own a show home condition, 2 Bedroom Plus Den in prestigious Waterstone in the heart of desirable MacTaggart! Fantastic top floor unit, with soaring ceilings, spacious open living, dining & kitchen layout featuring hardwood flooring, A/C, upgraded s/s appliances and cabinetry. The primary suite boasts a private 2nd balcony, large walk thru closet and ensuite with double vanity, shower and soaker tub. Large second bedroom, dedicated office and laundry storage room. The 2 spacious balconies each have a view of the stunning green space and pond. This original owner home is the complete package with 2 heated, underground parking stalls with storage cage and easy access to the building elevator. Desirable Waterstone is an upscale, well managed complex with fantastic building amenities including Social Room, Gym and Guest Suite. Situated on a network of walking paths in the beautiful Mactaggert Sanctuary and located in one of Edmonton's best neighbourhoods.

Built in 2011

### **Essential Information**

MLS® # E4444568

Price \$419,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

### Community Information

Address	434 6079 Maynard Way
Area	Edmonton
Subdivision	MacTaggart
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0S4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage Cage
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Lake Access Property, Park/Reserve, Playground Nearby, Private Setting, View Lake
Roof	Metal, Roll Roofing
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$610

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 June 27th, 2025 at 8:17am MDT