

## **\$365,000 - 446 6079 Maynard Way, Edmonton**

MLS® #E4448951

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,116 sqft  
Condo / Townhouse on 0.00 Acres

MacTaggart, Edmonton, AB

Stunning TOP FLOOR, SOUTHWEST FACING, 2 bedroom, 2 bathroom suite in the beautiful, well-managed Waterstone! 10' ceilings!! This stunning unit boasts a fantastic open layout, perfect for entertaining. The kitchen is complete with plenty of cabinet space, granite counters, stainless steel appliances, a large island with extra seating. The primary retreat features dual closets, walk-thru to the 5pc ensuite with tub and separate glass shower. To complete this unit is another 4 pc bath, large second bedroom, laundry room, natural gas BBQ hookup, Central Air Conditioning and 2 TITLED Underground Parking stalls & large storage. Notable upgrades: All cabinets re faced (painted), brand new luxury vinyl plank flooring, new upgraded lights, entire unit re painted. Unit is close to elevator making it readily assessable. 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

Built in 2011

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4448951  |
| Price  | \$365,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 446 6079 Maynard Way |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0S4              |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Heated, Underground                                                                                                         |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Metal               |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 14         |
| Condo Fee      | \$599           |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT