

\$549,900 - 2622 Marion Place, Edmonton

MLS® #E4448337

\$549,900

3 Bedroom, 2.50 Bathroom, 1,880 sqft

Single Family on 0.00 Acres

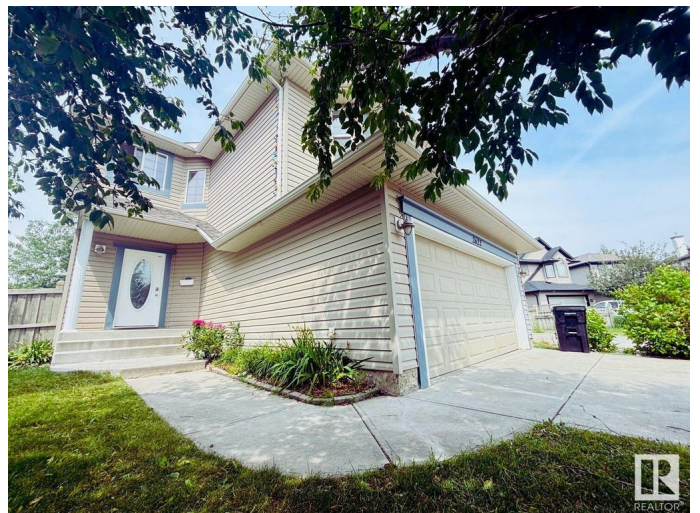
Macewan, Edmonton, AB

This is the one! A beautifully maintained 2-storey home in the prestigious community of MacEwan, offering an amazing backyard view with no rear neighbors. Featuring brand new paint and carpet, this home is move-in ready. The main floor boasts 9-foot ceilings, hardwood floors, elegant archways, a cozy gas fireplace, and a chef's kitchen with a 2-tier island, walk-through pantry, built-in wine rack, and stainless steel appliances. Step out onto the new low-maintenance deck and enjoy the spacious yard. Upstairs offers a large bonus room wired for entertainment, plus three generous bedrooms including a luxurious primary suite with a walk-in closet, corner jacuzzi tub, and separate shower. Conveniently located close to shopping centres, the LRT station, and Anthony Henday Highway—this home is a rare find you won't want to miss!

Built in 2004

Essential Information

MLS® #	E4448337
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,880
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2622 Marion Place
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R1

Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 17th, 2025

Days on Market 1

Zoning Zone 55

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 July 18th, 2025 at 10:18am MDT