

\$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, featuring brand new carpet and fresh paint throughout, and offering an amazing backyard view with no rear neighbors. 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 including a newer stove, dishwasher, and washer. Step out onto the new low-maintenance deck and enjoy the spacious yard, perfect for outdoor living. Upstairs offers a large bonus room wired for entertainment, plus three generous bedrooms including a luxurious primary suite with walk-in closet, corner jacuzzi tub, and separate shower. The extra-long driveway fits up to four additional cars or even a trailer—ideal for big families or guests. Conveniently located near shopping centres, the LRT station, and Anthony Henday Highway, this home has it all!

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 Spaces | 6 |
| 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 | 10 |
| Zoning | Zone 55 |

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