

## \$539,900 - 2622 Marion Place, Edmonton

MLS® #E4448337

**\$539,900**

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!

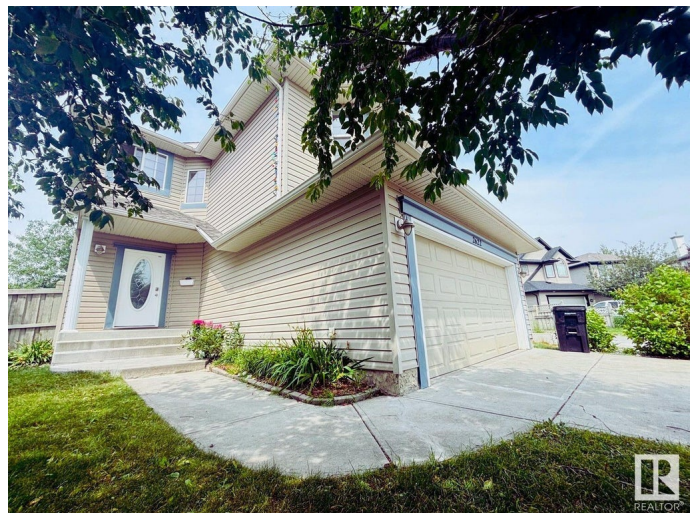
Built in 2004

### Essential Information

MLS® # E4448337

Price \$539,900

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 | 29              |
| Zoning         | Zone 55         |

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Listing information last updated on August 15th, 2025 at 1:48pm MDT