

## \$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	14
Zoning	Zone 55

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