

\$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!

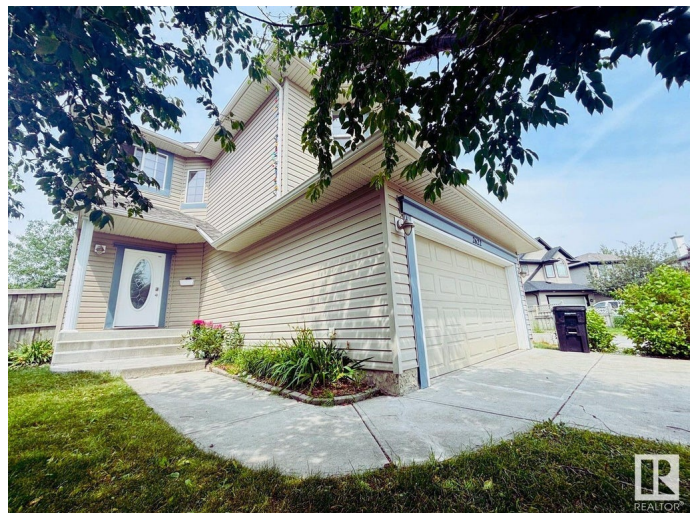
Built in 2004

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	32
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 August 18th, 2025 at 6:47pm MDT