

## \$538,900 - 2622 Marion Place, Edmonton

MLS® #E4448337

**\$538,900**

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, showcasing multiple upgrades including brand new kitchen countertops, bathroom countertop, new vinyl flooring, fresh paint, brand new carpet, and new sinks and faucets upstairs and down. Enjoy a private backyard with no rear neighbors from your new low-maintenance deck. The main floor features 9-foot ceilings, 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. Upstairs offers a spacious bonus room wired for entertainment and three generous bedrooms, including a primary suite with walk-in closet, corner jacuzzi tub, and separate shower. The extra-long driveway easily fits up to four cars or even a trailer—perfect for families and guests. Conveniently located near shopping, the LRT, and Anthony Henday, this upgraded home truly has it all!

Built in 2004

### Essential Information

MLS® # E4448337

Price \$538,900



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	50
Zoning	Zone 55

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