

## \$314,900 - 22 287 Macewan Road, Edmonton

MLS® #E4453360

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

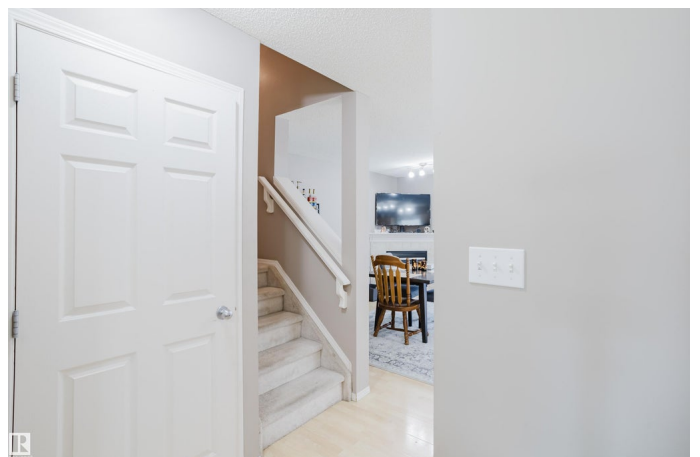
Macewan, Edmonton, AB

Investor alert! Tenant in place until March 1, 2026. Discover this charming, well-kept duplex offering 3 spacious bedrooms, 2.5 bathrooms, a finished basement, and a single attached garage. The bright, open-concept main floor features laminate flooring throughout, a large foyer, a cozy great room with a corner gas fireplace, and a stylish kitchen with a central island (seating for two) and ample cabinetry. Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with an oversized walk-in closet and full ensuite. The fully finished basement boasts a spacious family room â€“ perfect for gatherings. Ideally located steps from the bus stop and playground, just five minutes to shopping and South Edmonton Common, with quick access to the International Airport and Nisku. This inviting home truly offers it all â€“ donâ€™t miss it!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453360  |
| Price      | \$314,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 287 Macewan Road |
| Area        | Edmonton            |
| Subdivision | Macewan             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 1T4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Fireplace    | Yes                                                                                                           |
| Fireplaces   | Corner                                                                                                        |
| Stories      | 3                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Finished                                                                                                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Fenced, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$178             |

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Listing information last updated on August 19th, 2025 at 4:02pm MDT