

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

MLS® #E4448696

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

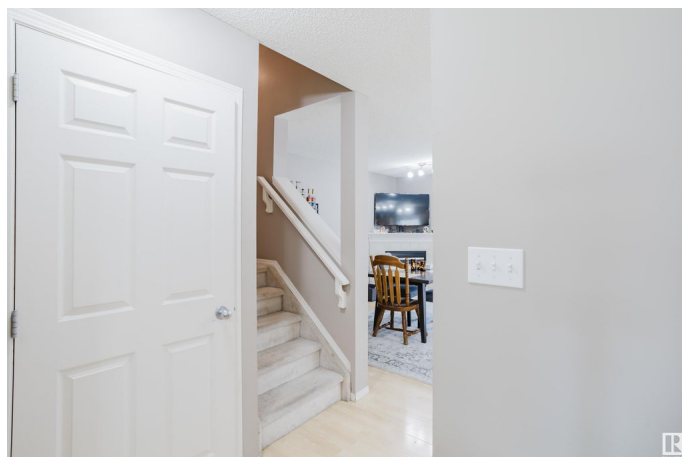
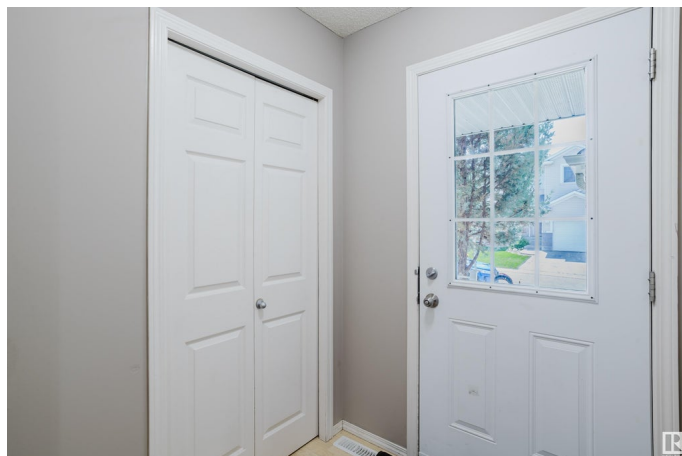
Macewan, Edmonton, AB

Are you an investor looking for a new opportunity? Tenant Occupied until March 1, 2026. Welcome to this beautiful gem! This well-maintained duplex Offering 3 spacious bedrooms, 2.5 bathrooms, finished basement and single attached garage, this home features a bright open-concept main floor with laminate flooring throughout. The large entryway leads to a cozy great room with a corner gas fireplace and a stylish kitchen with a central island (with seating for two) and plenty of cabinet space. Upstairs, you'll find three generous bedrooms, including a primary suite with an oversized walk-in closet and a full bathroom. The fully finished basement is perfect for entertaining with a large family room. Great location – steps to the bus stop and playground, just five minutes to shopping and South Edmonton Common, and quick access to the International Airport and Nisku. This warm, inviting home truly has it all – come see it today!.

Built in 2005

### Essential Information

MLS® #	E4448696
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	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, 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	Airport Nearby, Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	11
Zoning	Zone 55
Condo Fee	\$178

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Listing information last updated on July 29th, 2025 at 8:02am MDT