

\$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

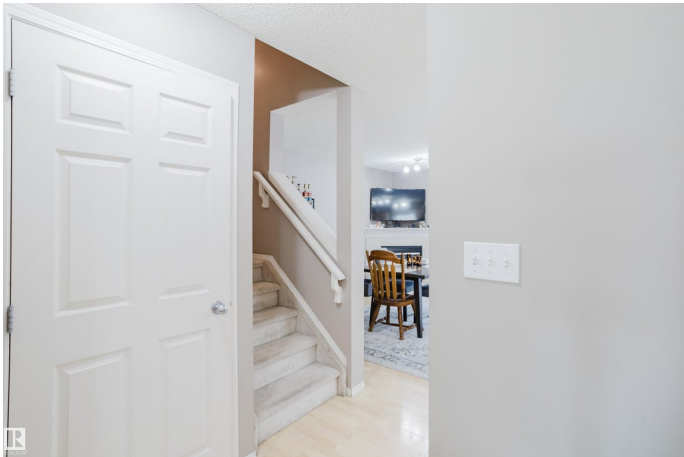
Macewan, Edmonton, AB

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	13
Zoning	Zone 55
Condo Fee	\$178

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 28th, 2025 at 2:47am MDT