

## \$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

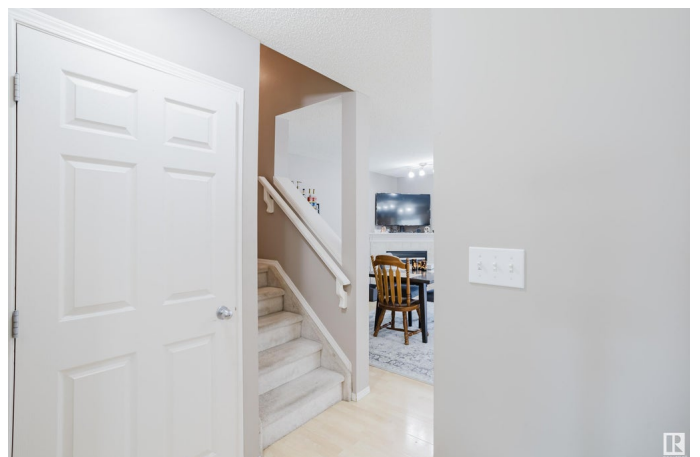
Macewan, Edmonton, AB

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, youâ€™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 â€“ 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 â€“ 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 | 26              |
| Zoning         | Zone 55         |
| Condo Fee      | \$178           |

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Listing information last updated on August 13th, 2025 at 1:48pm MDT