

## \$320,000 - 36 287 Macewan Road, Edmonton

MLS® #E4445720

### \$320,000

3 Bedroom, 2.50 Bathroom, 1,210 sqft

Condo / Townhouse on 0.00 Acres

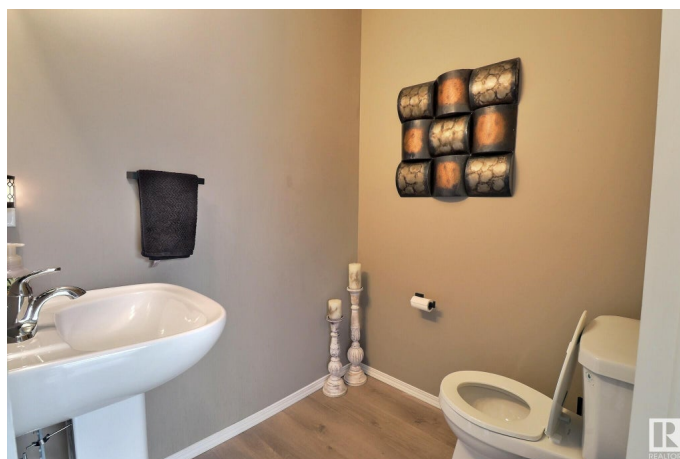
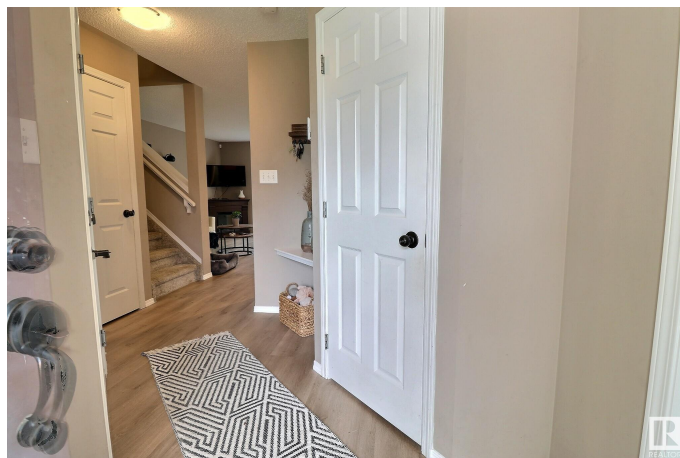
Macewan, Edmonton, AB

Welcome to this charming 3-bed, 2½-bath half duplex in the highly sought out neighbourhood of MacEwan. Built in 2004, this well-maintained unit offers a bright, open-concept main floor featuring a spacious kitchen with island, adjacent dining and living areas, and a cozy gas fireplace. Sliding doors from the dining area lead to a private backyard patio—great for relaxing or entertaining. Upstairs, you'll find three generous bedrooms, including a king-size primary suite with ensuite and double closets. A finished basement provides flexible space perfect for a second den, play room or office. Laundry is also located in the basement. Situated across from MacEwan Park with easy access to schools, shopping, transit, and all major routes. This move-in-ready home seamlessly blends comfort and convenience—ideal for growing families or first-time buyers.

Built in 2004

### Essential Information

MLS® #	E4445720
Price	\$320,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,210
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	36 287 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T4

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
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, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                8  
Zoning                              Zone 55  
Condo Fee                        \$178

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