

## \$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

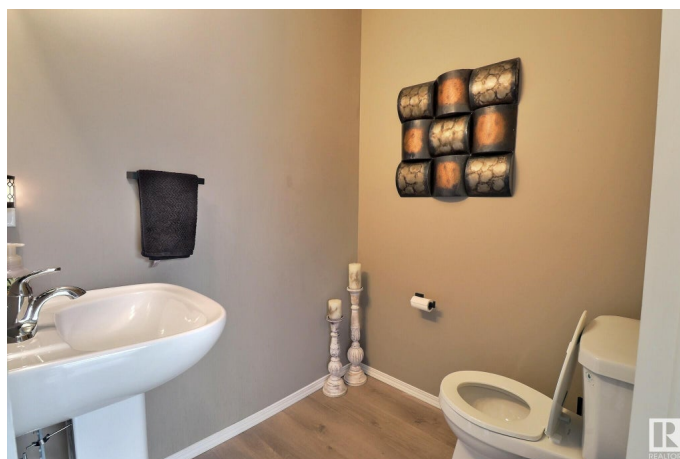
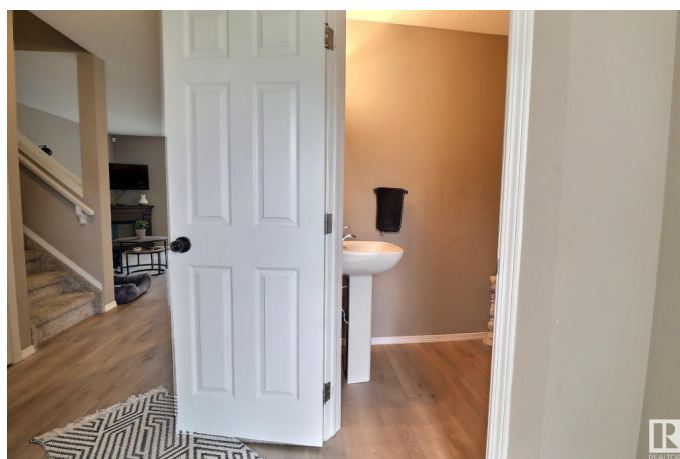
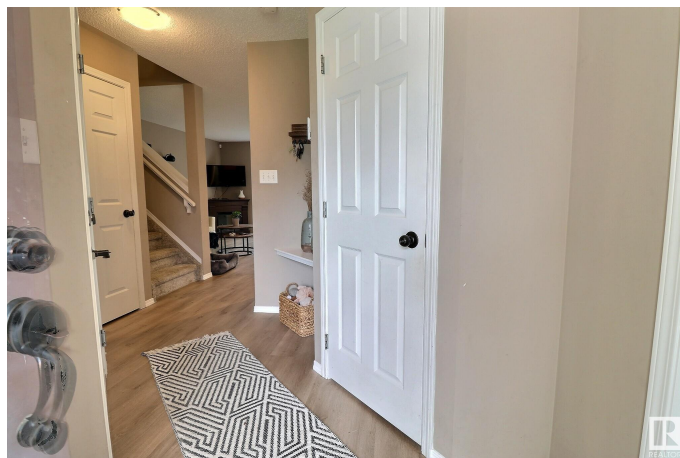
Macewan, Edmonton, AB

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                14  
Zoning                              Zone 55  
Condo Fee                        \$178

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Listing information last updated on July 17th, 2025 at 2:02am MDT