

## \$520,000 - 2610 Marion Place, Edmonton

MLS® #E4452993

**\$520,000**

3 Bedroom, 2.50 Bathroom, 1,714 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Tucked into a quiet cul-de-sac in the sought-after community of Macewan, this beautifully maintained 1,700 sq ft home backs onto a scenic walking path and lush green space, offering peaceful views and no rear neighbours. The main floor welcomes you with a bright, open-concept layout featuring a spacious kitchen with stainless steel appliances, generous dining area, and main floor laundry for added convenience. Upstairs, you'll find three well-sized bedrooms including a private primary suite with ensuite, and a stunning bonus room with vaulted ceilings and a cozy gas fireplace—perfect for relaxing evenings or hosting movie nights. The heated attached garage is a dream for winter mornings, and the massive backyard offers endless space for kids, pets, and summer gatherings. Surrounded by parks, schools, shopping, and easy access to major roadways, this home offers the perfect blend of comfort, privacy, and lifestyle in one of Southwest Edmonton's most family-friendly neighbourhoods.

Built in 2005

### Essential Information

MLS® # E4452993

Price \$520,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,714
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2610 Marion Place
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1P9

### Amenities

Amenities	Deck, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 55

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