

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

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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 | 3                 |
| Zoning         | Zone 55           |

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Listing information last updated on August 17th, 2025 at 9:02am MDT