

## \$299,900 - 88 287 Macewan Road, Edmonton

MLS® #E4453117

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

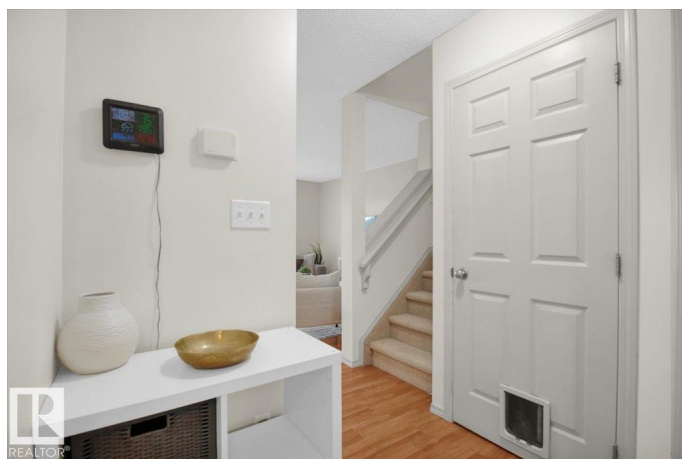
Macewan, Edmonton, AB

Welcome to Macewan Green. MOVE-IN READY, immediate possession possible! This half-duplex condo (with low condo fees!) is situated in the lovely neighborhood of MacEwan. Close to school, playground, public transport and shopping amenities, this 3 bedroom and one and a half bathroom home is perfect for young families and first-time homebuyers. Come into the open kitchen and enjoy the spacious dining/living room with view of the yard. Walk out to the fenced backyard that looks out onto a greenspace, functional BBQ as is included on the deck, perfect for BBQ weather. The most unique feature is the big walk-in closet that will make you believe you are Carrie Bradshaw. Newer hot water tank, and gas line in the garage for a future heater. The location is close by the Anthony Henday which makes travelling around Edmonton easy-peasy.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453117  |
| Price      | \$299,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 88 287 Macewan Road |
| Area        | Edmonton            |
| Subdivision | Macewan             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 1T4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                    |
| Stories      | 2                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Unfinished                                                                                                             |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                     |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Brick, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 55           |
| Condo Fee      | \$180             |

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Listing information last updated on August 28th, 2025 at 3:47am MDT