

## **\$397,000 - 1651 Melrose Place, Edmonton**

MLS® #E4445806

**\$397,000**

3 Bedroom, 2.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

This beautiful half duplex is situated in the heart of MacEwan, backing onto a quiet walking trail and just steps from the scenic MacEwan Stormwater Pond. Surrounded by green space and offering a peaceful atmosphere, it perfectly blends privacy with convenience. Inside, the bright open-concept main floor features 3 spacious bedrooms and 2.5 bathrooms. The generous living room flows into a modern kitchen with brand new quartz countertops throughout, including a central island, ideal for cooking and entertaining. Patio doors lead to a freshly painted deck and a fully fenced backyard, perfect for relaxing or outdoor gatherings. Upstairs, the primary bedroom boasts double closets and a 3-pcs ensuite, while two additional bedrooms share a 4-pcs main bath. The basement offers excellent potential for a 4th bedroom, office, or recreation space. Close to parks, schools, shopping, transit, and with quick access to Anthony Henday Drive and Highway 2, this move-in-ready property is ideal for first-time buyer.

Built in 2007

### **Essential Information**

MLS® # E4445806

Price \$397,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1651 Melrose Place
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X5

### Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	14
Zoning	Zone 55

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