

## **\$399,900 - 1651 Melrose Place, Edmonton**

MLS® #E4445806

**\$399,900**

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 \$399,900



|                |               |
|----------------|---------------|
| 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 | 1              |
| Zoning         | Zone 55        |

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Listing information last updated on July 5th, 2025 at 5:32am MDT