

# \$469,000 - 1644 Melrose Place, Edmonton

MLS® #E4448374

**\$469,000**

3 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

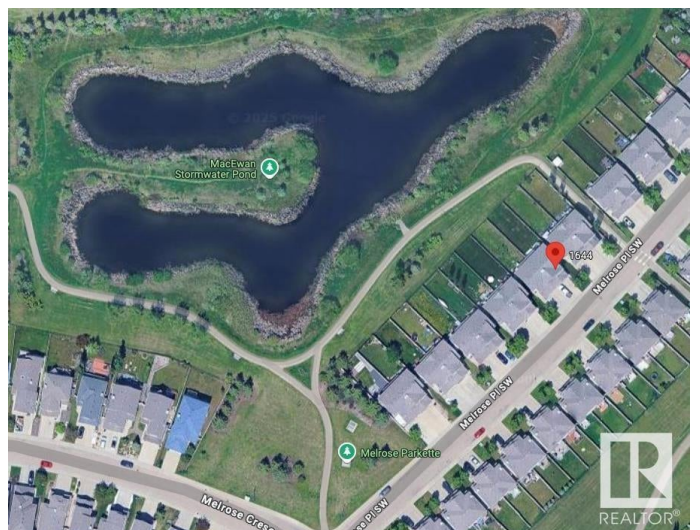
Macewan, Edmonton, AB

Thoughtfully refreshed duplex backing directly onto a scenic pond in the heart of Macewan! This rare find offers privacy, curb appeal, and peace of mind. Features 3 bedrooms upstairs plus bonus room, and convenient main floor laundry. Fresh interior repaint in bright neutral tones, uniform 3000K LED lighting throughout, and updated plumbing fixtures. Trane furnace fully serviced, ducts and dryer vents cleaned, and carpets steam cleaned. Deep interior cleaning and minor hardware touchups done. Professionally landscaped front yard with mulch, hardy perennials, and seasonal pots. Developed basement adds flex space for work, gym, or rec room. Enjoy walking trails, nearby parks, and quick access to schools, shopping, and transit. Anthony Henday access makes commuting a breeze. A perfect option for first-time buyers or investors. Rare greenspace lot offers privacy, views, and a true connection to nature. Immediate possession available!

Built in 2007

## Essential Information

MLS® #	E4448374
Price	\$469,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1644 Melrose Place
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X5

### Amenities

Amenities	On Street Parking, Deck, Dog Run-Fenced In, No Animal Home, No Smoking Home, Secured Parking, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Roberta Macadams School
Middle	DS Mackenzie School
High	Dr Anne Anderson School

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 7:32am MDT