

## \$375,000 - 1649 Melrose Place, Edmonton

MLS® #E4439417

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

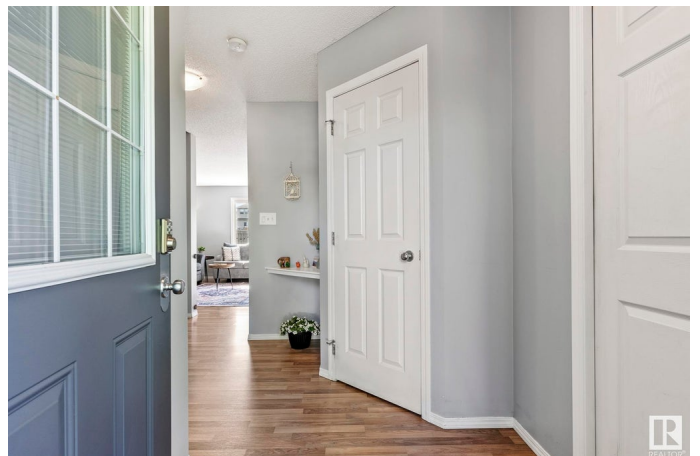
Macewan, Edmonton, AB

Welcome to Macewan, a vibrant yet peaceful community where convenience meets calm. Perfectly located near the Henday, commuting in or out of the city is a breeze. You'll love being close to everything: grocery stores, coffee shops, great restaurants, parks, and scenic walking paths. This meticulously maintained half duplex offers the ideal blend of comfort and functionality with 2 spacious bedrooms, each with a walk-in closet, 2.5 bathrooms, and an airy open-concept main floor flooded with natural light. Enjoy traditional laminate flooring, cozy carpets upstairs, tons of cabinet space, air conditioning, and a single attached garage. The fully fenced yard backs onto a green space and features a huge deck, ideal for summer BBQs, morning coffee, or relaxing evenings. Whether you're looking for your first home or a peaceful place to settle in, you'll feel the pride of ownership the moment you walk through the door. This is the kind of home that just feels right.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439417  |
| Price     | \$375,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,219         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1649 Melrose Place |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1X5            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 55        |

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Listing information last updated on June 18th, 2025 at 6:02pm MDT