

## \$399,900 - 1677 Melrose Place, Edmonton

MLS® #E4444452

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Location Location Location. Backing onto the Green Belt in pristine Macewan, perfect location, and tons of parking (Driveway, Garage and street). This 2006 Half Duplex, 3 bedroom 2.5 bath home, is the perfect family home or rental. Upgrades (past two years) new carpeting throughout and New Fridge, Microwave and refurbished Stove. Highlights are a recently finished basement and fresh paint throughout the house 2 years ago, 3 piece ensuite off the Master Bedroom, low maintenance yard and very popular location(right off the Henday on 111 street) and greenspace as your own personal play space. Also only a block away from a beautiful park, perfect family living.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444452  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,109     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1677 Melrose Place |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1X6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 23              |

## Zoning

## Zone 55

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Listing information last updated on July 19th, 2025 at 10:32am MDT