

## \$525,000 - 196 Macewan Road, Edmonton

MLS® #E4439393

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,954 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to Macewan, a highly desirable neighbourhood in southwest Edmonton! This well-maintained 2-storey home offers comfort, updates, and a great location. Enjoy brand new shingles (2025), new A/C (2024), and a newer hot water tank. The original furnace has been well maintained. Convenient bus stop right in front, plus you're just 20 minutes to the airport and 8 minutes to South Edmonton Common. The main floor features a bright, open layout with vaulted ceilings and large windows. Upstairs includes 3 spacious bedrooms and a large bonus room with a corner gas fireplace—perfect for family living. Double attached oversized garage, large deck, and a full unfinished basement ready for your ideas. Close to parks, schools, shopping, and transit. Ideal for first-time buyers, investors, or families looking to settle in a vibrant, growing community!

Built in 2004

### Essential Information

MLS® #	E4439393
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,954
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	196 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	8
Zoning	Zone 55

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