

## \$399,000 - 1673 Melrose Place, Edmonton

MLS® #E4440226

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to 1673 Melrose Place SW, a meticulously maintained half duplex backing onto a peaceful walking trail in the heart of Macewan. This home offers 3 bedrooms, 2.5 bathrooms, and a bright open-concept main floor, with a spacious living room, kitchen island, powder room, and access to the backyard—perfect for entertaining. Upstairs features a large primary bedroom with a 3-piece ensuite and double closets, plus two more spacious bedrooms and a 4-piece bath. Enjoy the added bonus of an attached garage, a fully fenced yard with a shed, and plenty of natural light throughout. Located close to parks, schools, shopping, transit, and with easy access to Anthony Henday and Highway 2, this move-in-ready home is ideal for first-time buyers, young families, or investors. Don't miss this opportunity to own a home in a quiet, well-connected neighborhood!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440226  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,280         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1673 Melrose Place |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1X6            |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | On Street Parking, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Front Drive Access, Single Garage Attached                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

### Additional Information

Date Listed June 4th, 2025

Days on Market 12

Zoning Zone 55

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Listing information last updated on June 16th, 2025 at 1:02am MDT