

## \$499,900 - 345 Macewan Road, Edmonton

MLS® #E4457010

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to this beautifully finished 1,419 sq. ft. bi-level home in the desirable community of MacEwan, offering modern style. Brand new shingles 2025! This bright, open-concept layout features vaulted ceilings, maple laminate flooring, and a spacious great room with a gas fireplace and built-in entertainment shelving. South-facing windows fill the space with natural light, overlooking the sunny backyard. The kitchen boasts maple cabinetry, a ceramic tile backsplash, center island, corner pantry, and track lighting, flowing seamlessly into the dining nook. Upstairs, the 361 sq. ft. primary suite offers a walk-in closet and luxurious ensuite with soaker tub, separate shower, and private toilet. The partially finished basement includes a large family/rec room and is framed for two additional bedrooms and a bathroom, offering future development potential. A double attached garage and great location close to parks, schools, trails, and shopping make this the perfect family home.

Built in 2005

### Essential Information

MLS® # E4457010

Price \$499,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,419                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 345 Macewan Road |
| Area        | Edmonton         |
| Subdivision | Macewan          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 1V8          |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                         |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

Date Listed               September 10th, 2025  
Days on Market        48  
Zoning                    Zone 55

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