# **\$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 17

Zoning Zone 55

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