

\$397,000 - 1651 Melrose Place, Edmonton

MLS® #E4445806

\$397,000

3 Bedroom, 2.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

This beautiful half duplex is situated in the heart of MacEwan, backing onto a quiet walking trail and just steps from the scenic MacEwan Stormwater Pond. Surrounded by green space and offering a peaceful atmosphere, it perfectly blends privacy with convenience. Inside, the bright open-concept main floor features 3 spacious bedrooms and 2.5 bathrooms. The generous living room flows into a modern kitchen with brand new quartz countertops throughout, including a central island, ideal for cooking and entertaining. Patio doors lead to a freshly painted deck and a fully fenced backyard, perfect for relaxing or outdoor gatherings. Upstairs, the primary bedroom boasts double closets and a 3-pcs ensuite, while two additional bedrooms share a 4-pcs main bath. The basement offers excellent potential for a 4th bedroom, office, or recreation space. Close to parks, schools, shopping, transit, and with quick access to Anthony Henday Drive and Highway 2, this move-in-ready property is ideal for first-time buyer.

Built in 2007

Essential Information

MLS® # E4445806

Price \$397,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1651 Melrose Place
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X5

Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Hood Fan, 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, Flat Site, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	21
Zoning	Zone 55

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