

## \$515,000 - 3574 Mclean Crescent, Edmonton

MLS® #E4431093

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,909 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Located in the desirable Macewan Neighborhood, this well maintained 1900+ SQFT 2-storey home presents 3+1 bedrooms, 3.5 baths, and a Double Attached Garage. The main level showcases newer Laminate Flooring, a well-appointed kitchen with stainless steel appliances, eating bar, an inviting living and dining area, plus Main Floor Laundry. Upstairs features NEW CARPET, a charming Bonus Room with a Gas Fireplace, plus 3 bedrooms including a 3 piece Ensuite in the Primary Suite offering comfort and style. The fully finished basement boasts a **SECOND KITCHEN**, a spacious Recreation Room, 3 piece bath and an additional bedroom. Outdoor living is enhanced by the fully fenced backyard with a deck. This prime location provides easy access to schools, parks, shopping centers, and the Anthony Henday, offering additional convenience. Move-in ready, this exceptional property awaits discerning buyers.

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431093  |
| Price     | \$515,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,909                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3574 Mclean Crescent |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1M4              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Roberta MacAdams School |
| Middle     | D.S. MacKenzie School   |
| High       | Dr Anne Anderson School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 55          |

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Listing information last updated on May 5th, 2025 at 9:17pm MDT