

## \$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	18
Zoning	Zone 55

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