

\$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 | 14 |
| Zoning | Zone 55 |

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