

\$399,000 - 1673 Melrose Place, Edmonton

MLS® #E4440226

\$399,000

3 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to 1673 Melrose Place SW, a meticulously maintained half duplex backing onto a peaceful walking trail in the heart of Macewan. This home offers 3 bedrooms, 2.5 bathrooms, and a bright open-concept main floor, with a spacious living room, kitchen island, powder room, and access to the backyardâ€”perfect for entertaining. Upstairs features a large primary bedroom with a 3-piece ensuite and double closets, plus two more spacious bedrooms and a 4-piece bath. Enjoy the added bonus of an attached garage, a fully fenced yard with a shed, and plenty of natural light throughout. Located close to parks, schools, shopping, transit, and with easy access to Anthony Henday and Highway 2, this move-in-ready home is ideal for first-time buyers, young families, or investors. Donâ€™t miss this opportunity to own a home in a quiet, well-connected neighborhood!

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440226 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,280 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1673 Melrose Place |
| Area | Edmonton |
| Subdivision | Macewan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1X6 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Front Porch, No Animal Home, No Smoking Home |
| Parking | Front Drive Access, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 4th, 2025

Days on Market 12

Zoning Zone 55

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