

\$395,000 - 1677 Melrose Place Sw, Edmonton

MLS® #E4451621

\$395,000

3 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Location Location Location. Backing onto the greenbelt, in pristine MacEwen, perfect location, and tons of parking (Driveway, Garage, and Street). An 1100 sq ft Home with a finished basement and single attached garage. A 2006 Half Duplex; 3 bedroom, 2.5 bath home, is the perfect family home or rental. Upgrades (past two years) new carpeting throughout, new fridge and stove/microwave, and refurbished stove. Highlights are recently finished basement and fresh paint throughout, 3 piece ensuite, newer furnace, low maintenance yard, and very popular location (just off the Henday on 111 street) and backing onto a greenspace with a trail (and 100 Meters from a playground). Perfect family living.

Built in 2006

Essential Information

MLS® #	E4451621
Price	\$395,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1677 Melrose Place Sw
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X6

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 7th, 2025

Days on Market 21

Zoning Zone 55

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