

## \$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 13

Zoning Zone 55

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