

## \$499,000 - N/A, Edmonton

MLS® #E4439740

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to your new home! This expansive Bi-Level home features 2+1 bedrooms and 3 full bathrooms, situated in the lovely community of MacEwan! Nestled within this serene neighborhood, this open-concept residence is ideal for any family. The main living space boasts vaulted ceilings, a gas fireplace in the living room, and a spacious dining area that accommodates a large family, all framed by decorative pillars. The bright white kitchen, enhanced by a skylight, includes a generous corner pantry; this main floor is completed by 1 full bath and 1 bdrm. Upper level, you'll find a sizable master suite, includes a full en-suite bath equipped with a double shower and a walk-in closet. The basement is heated and fully finished, featuring 1 bdrm & 1 full bath. This home is enclosed by a fence, beautifully landscaped, and offers a large deck along with ample space for outdoor enjoyment!. Recent upgrades: fresh paint throughout, new flooring, new shingles, new light fixtures and new appliances on the Main floor.

Built in 2005

### Essential Information

MLS® # E4439740

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,316                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Macewan  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 1V5  |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, Skylight, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                                                        |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Vacuum Systems, Washer, Stove-Induction, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 81             |
| Zoning         | Zone 55        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)  
Listing information last updated on August 20th, 2025 at 4:18pm MDT