

## \$399,000 - 1637 Melrose Place, Edmonton

MLS® #E4449210

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

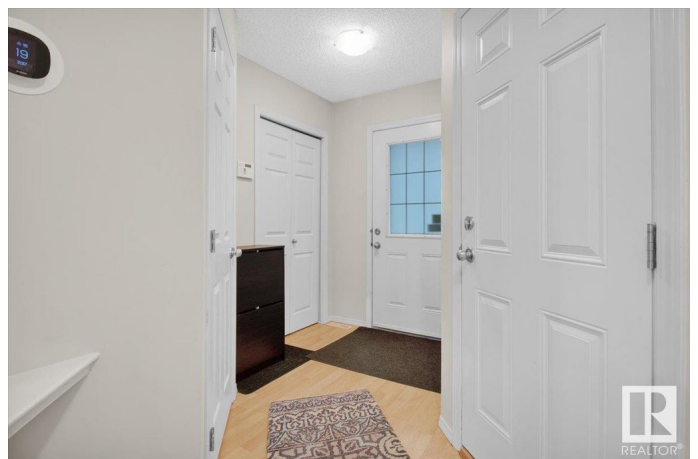
Macewan, Edmonton, AB

Backing an expansive green space, and a trail network connecting you to shops, parks and schools, you can enjoy both unparalleled privacy and convenience. Green is all you see on the main floor thanks to the large windows and open concept design connecting the living room, kitchen and dining room with the outdoor space. Family time is easy in a space like this with homework, dinner prep and a movie all in one room. Upstairs you will be greeted by a spacious primary bedroom with ensuite and double closets. Down the hall two bedrooms share a 4-pce bathroom. Sitting at 1222 sq.ft, this air conditioned home is completed by the basement, offering storage and living space, and the attached garage.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449210  |
| Price          | \$399,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,223     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1637 Melrose Place |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1X5            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 55         |

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Listing information last updated on August 4th, 2025 at 7:17am MDT