

## \$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 15

Zoning Zone 55

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Listing information last updated on August 22nd, 2025 at 9:47am MDT