

## \$469,000 - 1644 Melrose Place, Edmonton

MLS® #E4448374

**\$469,000**

3 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

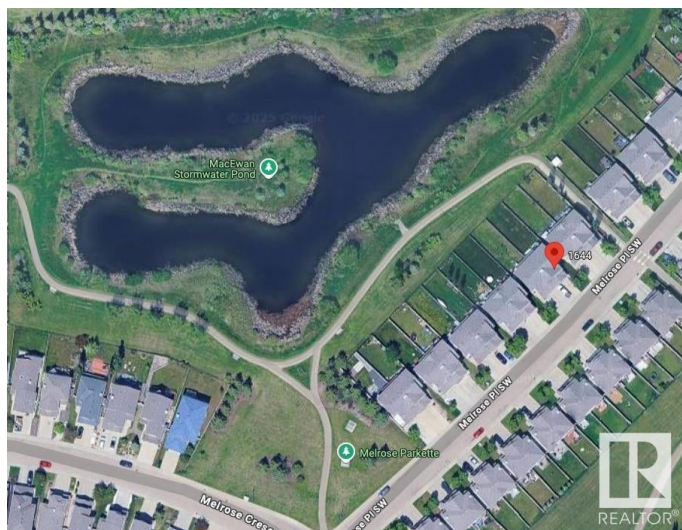
Macewan, Edmonton, AB

Thoughtfully refreshed duplex backing directly onto a scenic pond in the heart of Macewan! This rare find offers privacy, curb appeal, and peace of mind. Features 3 bedrooms upstairs plus bonus room, and convenient main floor laundry. Fresh interior repaint in bright neutral tones, uniform 3000K LED lighting throughout, and updated plumbing fixtures. Trane furnace fully serviced, ducts and dryer vents cleaned, and carpets steam cleaned. Deep interior cleaning and minor hardware touchups done. Professionally landscaped front yard with mulch, hardy perennials, and seasonal pots. Developed basement adds flex space for work, gym, or rec room. Enjoy walking trails, nearby parks, and quick access to schools, shopping, and transit. Anthony Henday access makes commuting a breeze. A perfect option for first-time buyers or investors. Rare greenspace lot offers privacy, views, and a true connection to nature. Immediate possession available!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448374  |
| Price      | \$469,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,414         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1644 Melrose Place |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1X5            |

### Amenities

|               |                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Deck, Dog Run-Fenced In, No Animal Home, No Smoking Home, Secured Parking, See Remarks |
| Parking       | Double Garage Attached                                                                                    |
| Is Waterfront | Yes                                                                                                       |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Stories           | 3                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Finished                                                                           |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                 |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Roberta Macadams School |
| Middle     | DS Mackenzie School     |
| High       | Dr Anne Anderson School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 55         |

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Listing information last updated on August 15th, 2025 at 6:32am MDT