

# **\$549,900 - 3522 Mclean Crescent, Edmonton**

MLS® #E4432428

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,801 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

This is the home you've been waiting for—an extensively updated, turn-key gem that perfectly blends comfort, style, and efficiency. With 4 bedrooms, 3.5 baths, and a fully finished basement, there's space for everyone to live, work, and play. Say goodbye to high utility bills thanks to the 17-panel solar system (2023) with a 25-year warranty. Enjoy year-round comfort with a brand new A/C unit. The upgraded kitchen features quartz countertops, Kitchen Craft cabinetry, and Samsung appliances. The backyard is a dream—private and tree-lined, with a newer deck (2019), fresh concrete patio (2022), mature fruit trees, and space to entertain friends and family in style. Additional updates include new shingles, garage door and opener (2022), HWT (2023), and durable vinyl plank flooring (2021). Upstairs you'll find 3 bedrooms and a spacious bonus room with a cozy gas fireplace. Downstairs offers a large rec room, a 4th bedroom, and generous storage space. This home truly has it all—come see it for yourself!

Built in 2003

## **Essential Information**

MLS® # E4432428

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,801
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3522 Mclean Crescent
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1M3

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Solar Equipment
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back

Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 8:18am MDT