

\$399,000 - 1637 Melrose Place, Edmonton

MLS® #E4449210

\$399,000

3 Bedroom, 2.50 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

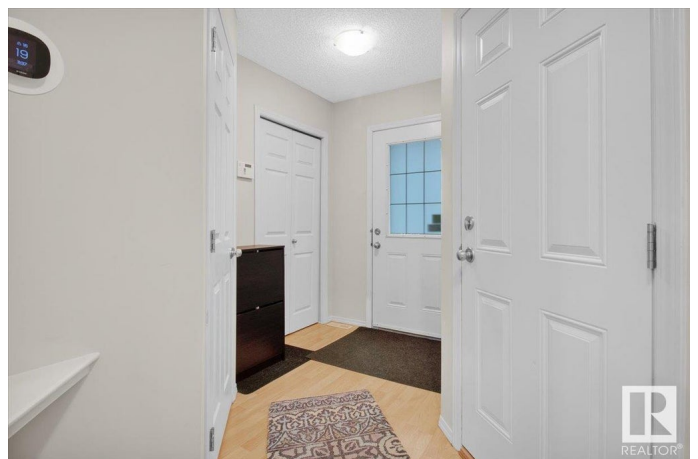
Macewan, Edmonton, AB

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	11
Zoning	Zone 55

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Listing information last updated on August 3rd, 2025 at 12:02pm MDT