

## \$534,900 - 345 Macewan Road, Edmonton

MLS® #E4431916

**\$534,900**

5 Bedroom, 3.00 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to this beautifully finished 1,419 sq. ft. bi-level home in the desirable community of MacEwan, offering modern style. This bright, open-concept layout features vaulted ceilings, maple laminate flooring, and a spacious great room with a gas fireplace and built-in entertainment shelving. South-facing windows fill the space with natural light, overlooking the sunny backyard. The kitchen boasts maple cabinetry, a ceramic tile backsplash, center island, corner pantry, and track lighting, flowing seamlessly into the dining nook. Upstairs, the 361 sq. ft. primary suite offers a walk-in closet and luxurious ensuite with soaker tub, separate shower, and private toilet. The partially finished basement includes a large family/rec room and is framed for two additional bedrooms and a bathroom, offering future development potential. A double attached garage and great location close to parks, schools, trails, and shopping make this the perfect family home.

Built in 2005

### Essential Information

MLS® #	E4431916
Price	\$534,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,419
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	345 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1V8

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 21st, 2025

Days on Market 2

Zoning Zone 55

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