

## \$445,000 - 1529 Mcmillian Place, Edmonton

MLS® #E4442527

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to a beautifully renovated half-duplex featuring a double attached garage, ideally located on a quiet cul-de-sac. The property has been thoughtfully upgraded to provide a modern living experience. Improvements include new vinyl flooring, new baseboards, new paint throughout the home, refreshed kitchen cabinets, and modern light fixtures. The upper level contains three bedrooms, a loft, main bathroom, and a primary bedroom with a private en-suite. The main floor showcases an open-concept design with a stylish kitchen, dinette, and a living room with a corner fireplace. Step outside to the large, private, fully fenced backyard, perfect for family gatherings. This home is situated in a family-oriented neighborhood, conveniently close to a park, school, shopping, and the Anthony Henday. Make this house your new home today!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442527  |
| Price      | \$445,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,404                |
| Acres          | 0.00                 |
| Year Built     | 2006                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1529 Mcmillian Place |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1V6              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 14th, 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 June 21st, 2025 at 1:32pm MDT