

\$518,800 - 1453 Mcmillian Way, Edmonton

MLS® #E4432341

\$518,800

3 Bedroom, 2.50 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

This charming 1,857 sq ft Landmark-built 2 storey home offers the ultimate in tranquility. Boasting a beautifully landscaped SE-facing yard that captures the sun all day long & opens right onto a greenbelt, creating a seamless extension of your outdoor living space with direct access to walking trails. Inside, youâ€™re greeted by a spacious foyer & a bright, open-concept main floor dressed in rich hardwood flooring & neutral contemporary tones. The updated kitchen boasts granite countertops, SS appliances, corner pantry, & a sunny dining nook that overlooks the private backyard oasis. Upstairs, the bonus room with a gas fireplace is perfect for cozy evenings, full bath & three spacious bedrooms, including a primary suite with walk-in closet & spa-like ensuite bath. Additional features include a double attached garage, main floor laundry & a full, undeveloped basement ready for your customization. Ideally located just steps from the park, public transit & close to shopping, restaurants, & the Anthony Henday.

Built in 2005

Essential Information

MLS® # E4432341

Price \$518,800

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,858 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1453 Mcmillian Way |
| Area | Edmonton |
| Subdivision | Macewan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1V6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, |

Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | R. MacAdams/Fee Otterson |
| Middle | DS MacKenzie/Fee Otterson |
| High | A. Anderson/M. McCaffery |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 4 |
| Zoning | Zone 55 |

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