

## \$515,000 - 3574 Mclean Crescent, Edmonton

MLS® #E4431093

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,909 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Located in the desirable Macewan Neighborhood, this well maintained 1900+ SQFT 2-storey home presents 3+1 bedrooms, 3.5 baths, and a Double Attached Garage. The main level showcases newer Laminate Flooring, a well-appointed kitchen with stainless steel appliances, eating bar, an inviting living and dining area, plus Main Floor Laundry. Upstairs features NEW CARPET, a charming Bonus Room with a Gas Fireplace, plus 3 bedrooms including a 3 piece Ensuite in the Primary Suite offering comfort and style. The fully finished basement boasts a **SECOND KITCHEN**, a spacious Recreation Room, 3 piece bath and an additional bedroom. Outdoor living is enhanced by the fully fenced backyard with a deck. This prime location provides easy access to schools, parks, shopping centers, and the Anthony Henday, offering additional convenience. Move-in ready, this exceptional property awaits discerning buyers.

Built in 2003

### Essential Information

MLS® #	E4431093
Price	\$515,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3574 Mclean Crescent
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1M4

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Roberta MacAdams School
Middle	D.S. MacKenzie School
High	Dr Anne Anderson School

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	27
Zoning	Zone 55

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