

## \$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, you™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 | 8                |
| Zoning         | Zone 55          |

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Listing information last updated on May 1st, 2025 at 4:17pm MDT