

## \$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	9
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 May 2nd, 2025 at 12:32pm MDT