

## **\$539,900 - 209 Macewan Road, Edmonton**

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MLS® #E4437557

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,904 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

**BACKING ON TO GREEN SPACE!** This stunning 3 bed, 4 bath home offers over 2,500 sqft of finished living space in the family-friendly MacEwan neighbourhood and features a grand 16ft open-to-above foyer, with hardwood, ceramic tile, and carpet throughout. The bright, south-facing backyard backs onto green space with gated access and includes a large composite deck with privacy screensâ€”perfect for summer BBQs. Enjoy the spacious master suite with walk-in closet and 3pc ensuite, and a fully finished basement with huge rec space, additional 3pc bath, and storage in the mechanical room. Main floor laundry, gas fireplace, A/C, and an oversized double garage. The open-concept main floor is ideal for entertaining, and the upper bonus room offers flexible living space. Steps from MacEwan Park, walking trails, playgrounds, and two grocery stores. Quick access to the Anthony Henday, Ellerslie Road, and convenient access to public transportation. A perfect blend of style, space, and location! All this home needs is YOU!



Built in 2004

### **Essential Information**

MLS® #                      E4437557

Price                        \$539,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,904
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	209 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	3
Zoning	Zone 55

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