

## \$524,800 - 3574 Mclean Crescent, Edmonton

MLS® #E4431093

**\$524,800**

4 Bedroom, 3.50 Bathroom, 1,909 sqft  
Single Family on 0.00 Acres

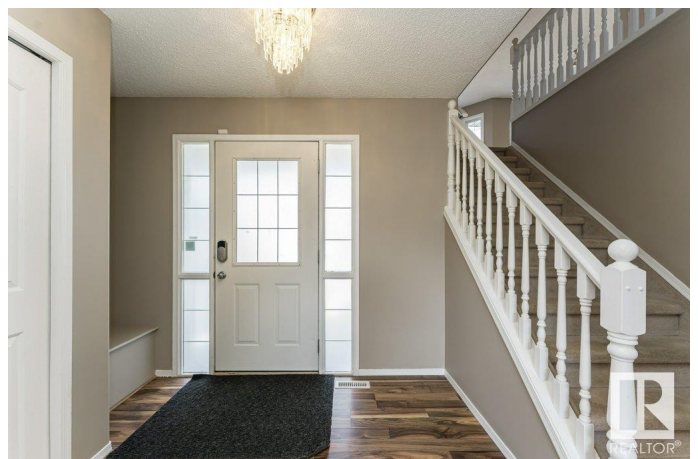
Macewan, Edmonton, AB

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, a charming Bonus Room with a Gas Fireplace, 3 bedrooms including a 3 piece Ensuite in the Primary Suite offer 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      | \$524,800 |
| 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 | 3                |
| Zoning         | Zone 55          |

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Listing information last updated on April 19th, 2025 at 5:17pm MDT