

## \$525,000 - 196 Macewan Road, Edmonton

MLS® #E4439393

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,954 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to Macewan, a highly desirable neighbourhood in southwest Edmonton! This well-maintained 2-storey home offers comfort, updates, and a great location. Enjoy brand new shingles (2025), new A/C (2024), and a newer hot water tank. The original furnace has been well maintained. Convenient bus stop right in front, plus you're just 20 minutes to the airport and 8 minutes to South Edmonton Common. The main floor features a bright, open layout with vaulted ceilings and large windows. Upstairs includes 3 spacious bedrooms and a large bonus room with a corner gas fireplace—perfect for family living. Double attached oversized garage, large deck, and a full unfinished basement ready for your ideas. Close to parks, schools, shopping, and transit. Ideal for first-time buyers, investors, or families looking to settle in a vibrant, growing community!

Built in 2004

### Essential Information

MLS® #	E4439393
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,954
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R2

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 55

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