



## Edmonton Alberta

\$384,900

Home sweet home in charming Macewan - the perfect blend of quiet & convenience a stones throw from both nature & amenities. Nestled on the largest lot in the cul-de-sac, this tidy duplex ticks all the boxes with 3 beds, 2.5 baths, double attached garage, 4pc ensuite, bonus room, cozy gas fireplace, main floor laundry & mudroom + more. Boasting a sunny open floorplan, south facing windows fill the space with light & call attention to your truly massive, fully fenced back yard perfect for the green thumb or pet parent! The basement is a blank canvas for your personal touch or ample added storage. Updates in the last 5 years include HWT, furnace, washer, dryer & garage door. Easy access to the Henday, Ellerslie & HWY 2 make this location a commuters dream minutes from South Edmonton Common, the trails of Blackmud Creek, Jagare Ridge Golf Club & local restaurants. Just around the corner from Macewan playground & close to schools, 1525 McMillian Place has something for everyone why not make it your own! (id:6769)

Living room 3.96 m X 3.65 m

Dining room 3.07 m X 2.26 m

Kitchen 4.02 m X 2.76 m

Laundry room 2.18 m X 1.99 m

Primary Bedroom 3.89 m X 3.54 m

Bedroom 2 2.74 m X 3.73 m

Bedroom 3 3.48 m X 3.7 m

Bonus Room 4.17 m X 2.68 m

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

<https://schmidtrealtygroup.com/>

**RE/MAX ELITE**

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