

## \$409,000 - 1415 Mcmillian Way, Edmonton

MLS® #E4460684

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

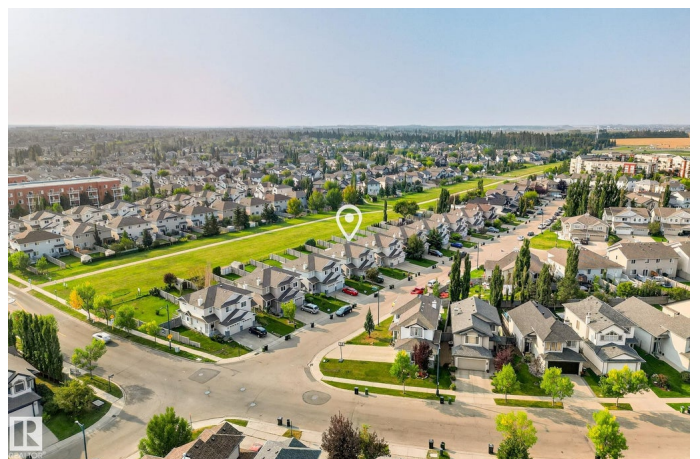
Macewan, Edmonton, AB

Fully Renovated half duplex backing onto a walking trail in the heart of Macewan. This home offers 3 bedrooms, 2.5 bathrooms, Fully Finished basement and a bright open-concept main floor, with a spacious living room, Quartz kitchen island, Stainless steel appliances, upgraded lighting package, Central Air-Conditioning, New Vinyl Plank Flooring throughout main/second and renovated bathroom! Upstairs features a large primary bedroom with a 3-piece ensuite, plus two more spacious bedrooms and a 4-piece bath. Enjoy the added bonus of an attached garage, a fully fenced yard, South facing backyard with large deck and plenty of natural light throughout. Located close to parks, schools, transit, and with easy access to Anthony Henday and Highway 2

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460684  |
| Price          | \$409,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,205     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2005          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1415 Mcmillian Way |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1V7            |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Single Garage Attached           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                        |
| Exterior Features | Golf Nearby, No Back Lane, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 7                 |

## Zoning

## Zone 55

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Listing information last updated on October 10th, 2025 at 2:17pm MDT