

# \$499,900 - 3707 Mclean Court, Edmonton

MLS® #E4426665

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,799 sqft  
Single Family on 0.00 Acres

Macewan, Edmonton, AB

**INCREDIBLE OPPORTUNITY in MACEWAN!**  
1,798 sqft 3 bedroom, 2.5 bath two-storey in the sought after MacEwan neighborhood. The main floor offers hardwood floors, neutral colors and large windows. The living room has a cozy gas fireplace, the kitchen/dining area features white cabinets, corner counter seating and easy access to deck to BBQ. A convenient half bath and laundry complete the main floor. Upstairs you will find a fantastic bonus room, large primary suite with two closets and a full 4-piece ensuite bath. There are two more good sized bedrooms and a 4-piece main bathroom upstairs. The unfinished basement is waiting for your personal touches. Enjoy the fully fenced south backyard. Double attached garage. Great location walking distance to shopping, park, playground, close to public transit and future LRT. Quick access to Anthony Henday Drive, and Highway 2. This house is waiting for you to make it your own! Welcome Home!

Built in 2003

## Essential Information

MLS® #	E4426665
Price	\$499,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,799
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3707 Mclean Court
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1M4

### **Amenities**

Amenities	Off Street Parking, Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad Cement/Paved

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 20th, 2025

Days on Market      15

Zoning                Zone 55

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