

## \$549,900 - 3522 Mclean Crescent, Edmonton

MLS® #E4432428

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,801 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

This is the home you've been waiting for—an extensively updated, turn-key gem that perfectly blends comfort, style, and efficiency. With 4 bedrooms, 3.5 baths, and a fully finished basement, there's space for everyone to live, work, and play. Say goodbye to high utility bills thanks to the 17-panel solar system (2023) with a 25-year warranty. Enjoy year-round comfort with a brand new A/C unit. The upgraded kitchen features quartz countertops, Kitchen Craft cabinetry, and Samsung appliances. The backyard is a dream—private and tree-lined, with a newer deck (2019), fresh concrete patio (2022), mature fruit trees, and space to entertain friends and family in style. Additional updates include new shingles, garage door and opener (2022), HWT (2023), and durable vinyl plank flooring (2021). Upstairs you'll find 3 bedrooms and a spacious bonus room with a cozy gas fireplace. Downstairs offers a large rec room, a 4th bedroom, and generous storage space. This home truly has it all—come see it for yourself!

Built in 2003

### Essential Information

MLS® # E4432428

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,801                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3522 Mclean Crescent |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1M3              |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Solar Equipment |
| Parking   | Double Garage Attached                                                             |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back |

|              |                                                   |
|--------------|---------------------------------------------------|
|              | Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                  |
| Construction | Wood, Vinyl                                       |
| Foundation   | Concrete Perimeter                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 55          |

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Listing information last updated on May 1st, 2025 at 2:02pm MDT