

## \$459,900 - 1514 Mcmillian Place, Edmonton

MLS® #E4441656

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Great Value! Better than NEW!! Beautifully renovated 1,414 sqft half duplex on a 3,550+ sqft lot in a quiet cul-de-sac. Features 3 beds, 2 full baths, 2 half baths & a fully finished basement. Brand new luxury vinyl plank flooring, paint, custom kitchen w/ quartz counters, GE premium appliances, new cabinets. All new lighting fixtures, Decora switches, electrical outlets, wall sconces, and upgraded plumbing fixtures throughout. Newer shingles (2024) & hot water tank (2019). Bright open main floor, upper-level loft, and finished basement with media room & half bath. Massive new deck (2023), new sidewalks, and landscaping (new sod to be completed). Steps to park & playground. Move-in ready with nothing left to do â€” just enjoy!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441656  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,414     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2006          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1514 Mcmillian Place |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1V7              |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached                                      |

### Interior

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

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

Days on Market 5

Zoning Zone 55

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Listing information last updated on June 16th, 2025 at 4:02am MDT