

## \$549,900 - 1301 Mcallister Way, Edmonton

MLS® #E4429074

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,819 sqft  
Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to this meticulously maintained Original Owner home in desirable MacEwan! You will surely be impressed w/ the spotless condition of this home. The lot was mindfully picked by owners to accommodate privacy, natural light & comfort living when building the house. Open concept 9' main floor embraces lots of large windows, hardwood & tile flooring and cozy & warm living room w/ corner gas fireplace. Kitchen has loads of maple cabinetry, raised bar island, corner pantry & bright dining room w/ door to the deck & fully landscaped backyard. Upstairs you will find a bonus room w/ vaulted ceiling & SW exposure - a perfect place for family entertaining. Primary bedroom is generously sized w/ a W/I closet, 4 pc ensuite w/ a soaker tub & standing shower. TWO more good sized secondary bedrooms & a 4 pc main bath. Double garage w/ extra long (50') driveway is perfect for parking a RV in summer. Step away from bus stops, walking trails and park. A truly great family home that will not disappoint you.

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429074  |
| Price  | \$549,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,819                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1301 Mcallister Way |
| Area        | Edmonton            |
| Subdivision | Macewan             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0B1             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached   |

### **Interior**

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

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Slab  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Roberta MacAdams School  |
| Middle     | D.S. MacKenzie School    |
| High       | Dr. Anne Anderson School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 55         |

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Listing information last updated on April 9th, 2025 at 10:02am MDT