

## \$464,900 - 3976 McMullen Green, Edmonton

MLS® #E4424667

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,333 sqft  
Single Family on 0.00 Acres

Macewan, Edmonton, AB

This impressive 2-storey home, located in highly sought-after Macewan, offers a perfect balance of modern design & practical living space. The thoughtfully designed main floor features a spacious living area that creates a welcoming atmosphere for family gatherings or quiet nights in. The bright, contemporary kitchen is a chef's dream, w/ stainless steel appliances, white cabinetry, and plenty of counter space ideal for both everyday cooking & entertaining. The open-concept layout seamlessly connects the kitchen & dining area, enhancing the flow of the space. Upstairs, you'll find 3 generously sized bedrooms, including a primary with ensuite & walk-in closet. 2 additional rooms, one w/ walk in closet, and a 4 piece bath complete the upper level. Enjoy warm months in your large backyard with a deck & double attached garage. Roof (2024). Amazing location in a quiet street, minutes from amenities, Henday, schools. Combining modern features with everyday functionality, this home is ideal for family living.

Built in 2004

### Essential Information

MLS® #	E4424667
Price	\$464,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3976 McMullen Green
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1S7

### **Amenities**

Amenities	On Street Parking, 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, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
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 Concrete Perimeter

### **School Information**

Elementary Johnny Bright School  
Middle Johnny Bright School  
High Harry Ainlay

### **Additional Information**

Date Listed March 7th, 2025  
Days on Market 7  
Zoning Zone 55

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