

Courtesy Of Kira Harrington Of Rimrock Real Estate

## \$539,900 - 4331 McMullen Way, Edmonton

MLS® #E4457964

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,896 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

WOW! Loaded with improvements and upgrades (over \$40K spent in the last few years) this COZY home is sure to impress! Located on a SUNNY PIE SHAPED LOT with just under 2000sq ft of space. Main floor features hardwood, fresh paint & huge windows. Open concept living room w/ newer carpet and CUSTOM FIREPLACE. Gourmet kitchen w/ gorgeous QUARTZ countertops, newer sink & white cabinetry. Upper level includes huge bonus room loaded w/ natural light. 3 generous bedrooms incl. primary retreat w/ LARGE WALK IN CLOSET & spa like ensuite. Amazing backyard w/ large deck, privacy wall, swing set, FIRE PIT AREA & mature trees make this a relaxing oasis – perfect for kids and adults alike! UPGRADES include: Furnace (2025), freshly painted, garage insulated & drywalled, kitchen reno, main floor carpet (2025), AIR CONDITIONING, the list goes on. All this located just minutes to shopping, schools, Henday, & Int'l Airport. SQUEAKY CLEAN & READY FOR YOU!

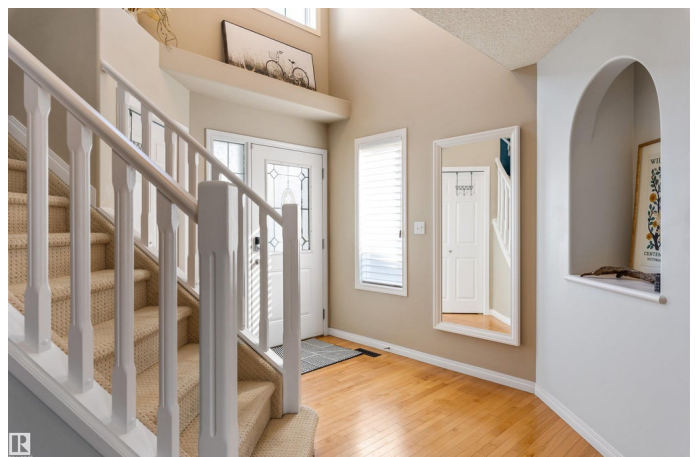
Built in 2005

### Essential Information

MLS® # E4457964

Price \$539,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,896                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4331 McMullen Way |
| Area        | Edmonton          |
| Subdivision | Macewan           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1N5           |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                        |

### Exterior

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

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

**School Information**

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 55              |

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Listing information last updated on September 17th, 2025 at 8:32am MDT