

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 â€” 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, & Intâ€™l Airport. SQUEAKY CLEAN & READY FOR YOU!

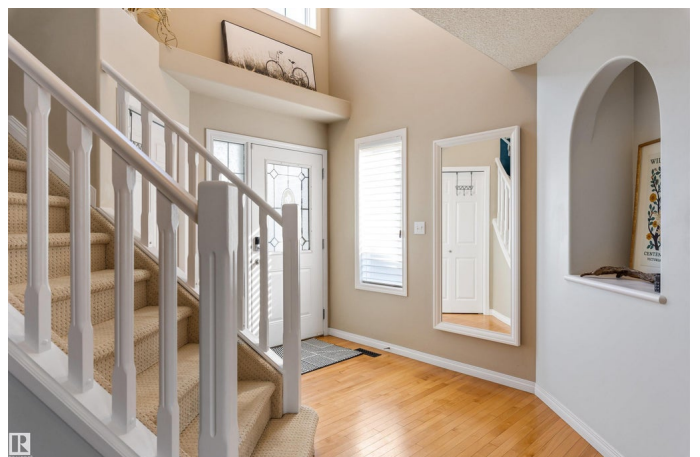
Built in 2005

### 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
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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
Zoning	Zone 55

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Listing information last updated on September 16th, 2025 at 3:17pm MDT