

## \$534,900 - 3327 Mcphadden Close, Edmonton

MLS® #E4455642

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Excellent 2sty home built by Landmark located in a highly desired area of Macewan. Quite cul-de-sac home fully finished offering 2160 SF of living space. Long list of recent upgrades includes- Shingles 2023,V/plank flooring on main & upper floor 2025, Kitchen Quartz countertops 2020, Stove & OTR 2022,Refrigerator & D/washer 2025, Lighting & fixtures 2025, 2 new toilets 2024, Painted the whole house 2025, Deck & F/porch, door paint 2025. Elegant kitchen with pantry and island. Spacious nook overlooking private fenced back yard with patio door onto huge deck. Powder room with laundry completes the main floor. Upstairs features good sized master bedroom with four piece ensuite & walk-in closet. 2 more bdrms, bright & large bonus room with ten foot ceilings & main bath. Proximity to parks, playgrounds, schools, and shopping. Quick access to Henday, Calgary trail. Immediate possession. Lovingly cared & move in ready for your family.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455642  |
| Price     | \$534,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,704                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3327 Mcphadden Close |
| Area        | Edmonton             |
| Subdivision | Macewan              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1L2              |



### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

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

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 55             |

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Listing information last updated on September 6th, 2025 at 7:17pm MDT