

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

## \$539,900 - 4338 McMullen Way, Edmonton

MLS® #E4442481

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

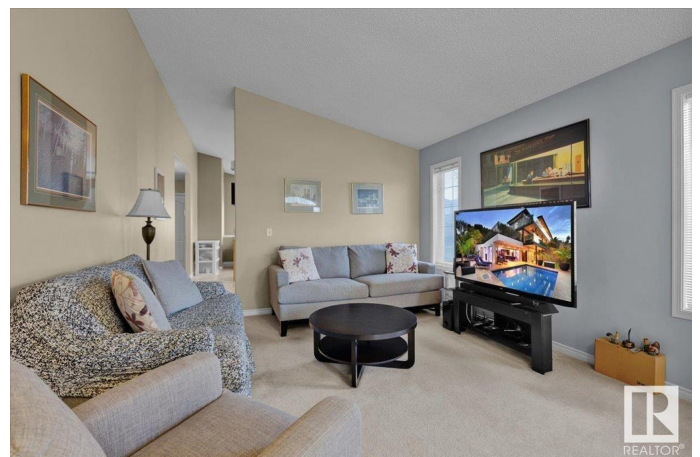
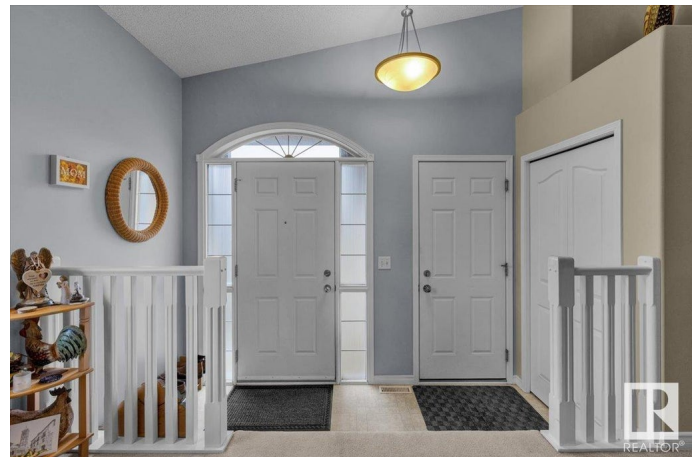
Visit REALTOR® website for additional information. WELCOME to this BEAUTIFULLY LANDSCAPED 3+2 BEDROOM BUNGALOW with a finished basement and HEATED double attached garage, perfectly situated in the sought-after community of Macewan. The main floor features VAULTED CEILINGS IN THE LIVING ROOM AND KITCHEN, creating a bright, open-concept feel. Enjoy a functional kitchen with a new stove, a 4-piece main bath, and a SPACIOUS PRIMARY BEDROOM WITH 2 LARGE CLOSETS and a 3-piece ensuite. Two additional bedrooms complete the main level. The FULLY FINISHED BASEMENT adds two more bedrooms, a cozy family room with a wood-burning stove, a 3-piece bathroom, a small office, a cold room, and a laundry/utility area with newer stackable washer and dryer. Recent upgrades include NEW SHINGLES. The east-facing backyard is fully fenced and perfect for enjoying the morning sun. Located on corner lot with ample visitor parking, this home offers comfort, space, and excellent curb appeal.

Built in 2004

### Essential Information

MLS® # E4442481

Price \$539,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,119
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4338 McMullen Way
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1N5

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, Patio, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 14th, 2025
Days on Market	3
Zoning	Zone 55

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Listing information last updated on June 17th, 2025 at 4:02am MDT