

## \$565,000 - 2708 Miles Place, Edmonton

MLS® #E4457615

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,987 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Welcome to 2708 Miles Place, in the heart of Macewan – an exceptional family home! This beautifully maintained house features 3 large bedrooms plus a massive bonus room & 2.5 bathrooms. The spacious bedrooms & bonus give you flexibility and comfort. The finished basement includes a flex room that could easily be converted into a 4th bedroom, and laundry could be relocated to the main floor mudroom for added convenience. Entertain or unwind outdoors in your private, landscaped yard: a low-maintenance deck with privacy screens on either side, a fully functional hot tub, a built-in gas line for BBQs, and an under-deck fire-table line in place – perfect for cozy evenings. The home also boasts added central AC for comfort year-round. Ideal location: quick access to Anthony Henday, the airport, excellent shopping, schools, and all amenities. Don't miss this blend of comfort, style, and lifestyle.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457615  |
| Price     | \$565,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,987                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2708 Miles Place |
| Area        | Edmonton         |
| Subdivision | Macewan          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0B3          |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Hot Tub, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                  |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter, Slab |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 55              |

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Listing information last updated on October 4th, 2025 at 5:17pm MDT