# \$797,000 - 3014 Macneil Way, Edmonton

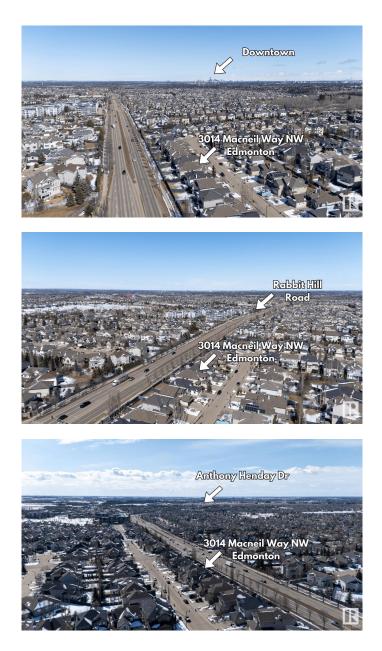
MLS® #E4429439

#### \$797,000

5 Bedroom, 4.00 Bathroom, 3,151 sqft Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

This stunning 3150 sq ft home is located in the highly desirable Magrath neighborhood in the southwest, renowned for its community feel and scenic surroundings. The residence welcomes you with an open-to-below entrance, setting a majestic tone from the start. It is designed for inclusivity, featuring a main floor bedroom with an ensuite, perfect for parents or extended family. Upstairs, the expansive primary suite includes a luxurious 5-pc bathroom, while three additional large bedroomsâ€"one with an extra bathroom and another with a Jack and Jill bathroom featuring a steam showerâ€"provide ample living space. A bonus room offers added flexibility for family activities. The home also includes a side entrance for potential future rental suite opportunities. A 3-way gas fireplace bridges the kitchen and family room, both adorned with high-end hardwood floors. This exquisite home is completed with a double attached garage and a stucco exterior, all finished to the highest standards.



Built in 2006

#### **Essential Information**

MLS® #	E4429439
Price	\$797,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	3,151
Acres	0.00
Year Built	2006
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	3014 Macneil Way
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V1

## Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, 9 ft. Basement
	Ceiling
Dorling	Double Corego Attached

Parking Double Garage Attached

### Interior

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

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Fenced, Picnic Area, Playground Nearby, Public Swimming Pool, Public
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco

#### **Additional Information**

Date ListedApril 7th, 2025Days on Market12ZoningZone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 12:32pm MDT