

## \$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 bedrooms—one with an extra bathroom and another with a Jack and Jill bathroom featuring a steam shower—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                   |
| Type           | 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 |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | 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  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 7th, 2025

Days on Market                44

Zoning                              Zone 14

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