

## \$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                40

Zoning                            Zone 14

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