

# **\$1,070,000 - 3090 Macneil Way, Edmonton**

MLS® #E4446919

**\$1,070,000**

5 Bedroom, 4.00 Bathroom, 3,830 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Prepare to be delighted by this thoughtfully crafted 2.5 storey home in one of Edmonton's most sought-after communities. You'll love the elegant dining room, chef's kitchen with double ovens, massive mudroom and the family room with built-in office nook - perfect for busy families! Upstairs, the spacious primary offers a huge walk-in closet and spa. Another large bedroom, 4pc bath, laundry and bonus room/ 3rd bedroom complete this floor. Top floor hosts two more bedrooms, one with a hidden loft, and a unique den/ playroom. The basement features 10ft ceilings, a gym, theatre, rec room and 2pc bath. Situated on a large corner lot with double garage and ample parking. Built with comfort and sustainability in mind - featuring reclaimed hardwood, double framed walls, solar panels, two HRV units, and a 1500 gal rainwater system - so you can feel great in your home and about your home! Don't miss this rare gem in Magrath!

Built in 2008

## **Essential Information**

MLS® #	E4446919
Price	\$1,070,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	2
Square Footage	3,830
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	3090 Macneil Way
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H7

### Amenities

Amenities	Ceiling 10 ft., Deck, Exercise Room
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	NellieCarlson/WilliamIrwin
Middle	NellieCarlson/AbpMacNeil
High	LillianOsbrne/MargaretMary

### Additional Information

Date Listed	July 10th, 2025
Days on Market	21
Zoning	Zone 14

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