

# **\$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       | LillianOsborne/MargaretMary |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 14         |

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT