

## **\$799,900 - 3020 Macneil Way, Edmonton**

MLS® #E4449862

**\$799,900**

6 Bedroom, 5.00 Bathroom, 2,809 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

This beautifully upgraded & fully finished home in prestigious Magrath offers 3993 sqft of luxurious living space. The owner, a builder, meticulously upgraded house for his own family's enjoyment. Upgrades include refinished acrylic stucco exterior for extra insulation & sound barrier, refinished hardwood floors, fresh paint, new carpet, central AC, sump pump, hot water tank, all newer appliances & heated garage. Professional landscaping w/retaining walls & composite deck. Inside you will be impressed by soaring vaulted ceilings & expansive wood railings & iron spindles framing magnificent open loft. 4 bedrooms on the upper floor w/2 ensuite baths & 3rd full bath. Additional 2 bedrooms & 4th full bath in the permitted, fully finished basement w/cozy gas fireplace & space for wet bar. Flex den/office w/built in bookcase & 5th full bath on the main floor. Walking distance to three K-9 schools, high school & Whitemud Ravine nature reserve. Live within Henday ring road for quick access to all amenities.

Built in 2005

### **Essential Information**

MLS® # E4449862

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,809                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3020 Macneil Way |
| Area        | Edmonton         |
| Subdivision | Magrath Heights  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 3C5          |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 5                                                      |
| Parking        | Double Garage Attached                                 |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Direct Vent, Glass Door                                                                                                                     |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### **Exterior**

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stone, Stucco                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                   |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Nellie Carlson  |
| Middle     | Nellie Carlson  |
| High       | Lillian Osborne |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 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 August 6th, 2025 at 8:47am MDT