

\$788,800 - 3007 Macneil Way, Edmonton

MLS® #E4420023

\$788,800

5 Bedroom, 3.50 Bathroom, 2,502 sqft
Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Beautiful former Aacropolis luxury showhome, nestled on a quiet street in Magrath. Approx 3500 sf of living space (ttl). Dramatic 18'™ ceilings in the foyer & kitchen area. Formal DR can be used as an O/S den. Great rm w/stone FP off of the Chef's™ kitchen which offers upgraded Palomino toned cabinetry w/crown moldings/ glass drs, U/C lighting, S/S appliances, granite counters & walkthru pantry. Main flr laundry rm w/cabinets. Feature waterfall as you head up to the spacious bonus rm. Loads of natural light, high ceilings & built ins. 3 large bedrms incl a retreat style primary bedrm w/a spa like 5 pc ensuite w/ 4'™ shower & W/I closet. F/Fin bsmt w/2 bedrms, huge games area, rec rm w/laminate flooring & 3 pc bath. New 50 gal H2O (â€™™25), A/C, iron railing, B/I speakers, many blinds are new in â€™™24. 20X22 finished garage. Fenced yard. Walking distance to ravine/ponds, K-9 school/playgrounds, close to public transportation, shopping, Rec Center & Anthony Henday. Minutes to shopping & Windermere Currents

Built in 2005

Essential Information

MLS® #	E4420023
Price	\$788,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,502
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3007 Macneil Way
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Instant, Sauna; Swirlpool; Steam, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	NellieCarlson/M.W.Irwin
Middle	NellieCarlson/A.JosephMac
High	LillianOsborne/MMM

Additional Information

Date Listed	January 30th, 2025
Days on Market	43
Zoning	Zone 14

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