# \$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                   |
| Туре           | 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<br>Appliances | ensuite bathroom<br>Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,<br>Garage Opener, Refrigerator, Stove-Electric, Washer, Window<br>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 | 5               |
| Zoning         | Zone 14         |

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Listing information last updated on July 30th, 2025 at 8:02am MDT