

## \$805,900 - 3304 Mccall Court, Edmonton

MLS® #E4454667

**\$805,900**

4 Bedroom, 3.50 Bathroom, 2,480 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Spectacular home located in the Executive community of Magrath Heights. Touch of modern sophistication custom-built contemporary elegant & gorgeous 2 sty fully finished home offers over 3600 sq ft of finished living space. 4 brms, 3.5 baths, High ceiling, triple pane windows, 2 H/E furnaces, 2 A/C units, Chef's dream kitchen w/black galaxy granite counter top, built-in appliances, new hot water tank & refrigerator, central vac. Main floor has Brazilian walnut hardwood, porcelain tile, amazing curved open tread staircase, surround sound, irrigation system, fully fenced & landscaped yard, 20'x24' garage has floor drain & huge west-facing raised deck & beautiful back yard & front yard with great curb appeal. Upper floor has 2 very large bdrms, washroom & Primary has a stunning 5 pce ensuite & large w/in closet. Main floor office & finished basement. Close to public transport, school, shopping, Magrath park & all amenities. This move-in-ready home offers space, comfort and pride of ownership.

Built in 2007

### Essential Information

MLS® # E4454667

Price \$805,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,480                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3304 Mccall Court |
| Area        | Edmonton          |
| Subdivision | Magrath Heights   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 3V3           |

### Amenities

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

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                     |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                    |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 14           |

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Listing information last updated on November 3rd, 2025 at 3:48pm MST