

# **\$1,275,000 - 2408 Martell Crescent, Edmonton**

MLS® #E4459960

**\$1,275,000**

5 Bedroom, 4.00 Bathroom, 3,007 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Absolutely Stunning Custom-Built Birkholz 2-Storey in Prestigious Magrath Heights. Backing onto a gorgeous park, this timeless home has over 4,400 sq. ft. of luxury living, including a reverse walkout basement and a heated 4-season sunroom. A striking 18-ft foyer and sweeping curved staircase leads to elegant spaces with custom built-ins, detailed moldings, and warm contemporary finishes. The chef-inspired kitchen boasts floor-to-ceiling cabinetry and stainless steel. With hardwood floors, 5 bedrooms, 3 full + 2 half baths, and 2 dens/offices, this home adapts beautifully to any lifestyle. The primary suite features a spa-inspired ensuite with a massive tiled shower and Jacuzzi. Added perks include upper-level laundry, a spacious mudroom, central A/C & vacuum, a gas fireplace, and hardwood floors. Outside, enjoy a professionally landscaped, Rocky Mountainâ€inspired yard with two water features, a gazebo, and a sunny west backyard, oversized heated triple tandem garage. Great schools, trails, and the ravine

Built in 2007

## **Essential Information**

MLS® # E4459960

Price \$1,275,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,007                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2408 Martell Crescent |
| Area        | Edmonton              |
| Subdivision | Magrath Heights       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 0C7               |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Sunroom, Walkout Basement |
| Parking Spaces | 5                                                                                                                                            |
| Parking        | Triple Garage Attached                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Corner, Mantel                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco

Exterior Features      Backs   Onto   Park/Trees,   Fenced,   Landscaped,   No   Back   Lane,  
                                 Playground Nearby, Private Setting, Public Transportation, Schools,  
                                 View Downtown

Roof                              Asphalt Shingles

Construction              Wood, Stone, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 29th, 2025

Days on Market        35

Zoning                      Zone 14

HOA Fees                  300

HOA Fees Freq.        Annually

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Listing information last updated on November 3rd, 2025 at 3:03pm MST