

## **\$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
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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 2:17am MDT