

\$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

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|--------|-----------|
| 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

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 30th, 2025 |
| Days on Market | 41 |
| Zoning | Zone 14 |

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Listing information last updated on March 12th, 2025 at 8:02pm MDT