

## \$784,800 - 3411 Macneil Link, Edmonton

MLS® #E4460665

**\$784,800**

4 Bedroom, 3.50 Bathroom, 2,338 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Wow! Perry built GEM nestled on a QUIET street in prestigious Magrath Heights, just steps to park, ponds, ravine & Nellie Carlson K-9. Elegant open layout is perfect for entertaining. Charming stone clad front verandah faces West. Gleaming hardwood throughout the main level. 2338 sf PLUS a fully finished lower level. 4 bedrms in ttl w/3.5 bathrms ideal for the growing family. 9 ft ceilings & the natural light pours into this bright sunny home through the multitude of O/S windows. Flex rm (music rm, formal dining or den) opens onto the Great rm w/a cozy 3 sided gas FP. Beautiful kitchen w/ample cabinetry & granite counters, S/S appliances, island w/eating bar for 4, pantry & all adjacent to the nook area. Upstairs is a massive vaulted bonus rm w/a wetbar. Spacious bedrms & a huge primary bedroom w/a spa like ensuite, 2nd gas FP & W/I closet. Bsmt has a family rm, games area, bedrm & 4 pc bath. Enjoy the fenced East/South facing backyard w/a covered deck & allows boat/trailer access. A/C & Low E windows

Built in 2006

### Essential Information

MLS® # E4460665

Price \$784,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,338                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3411 Macneil Link |
| Area        | Edmonton          |
| Subdivision | Magrath Heights   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0H5           |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Three Sided                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                     |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                     |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | WilliamIrwin/NellieCarlson |
| Middle     | JosephMacneil/NellieCarlso |
| High       | MMM/LillianOsborne         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 14           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 3:33pm MDT