

## \$588,800 - 1531 Malone Close, Edmonton

MLS® #E4428182

**\$588,800**

3 Bedroom, 2.50 Bathroom, 1,893 sqft  
Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to desirable Magrath Manors and this lovely Landmark Built 1,893sf 2-Storey home situated on a large pie shaped yard. This open concept main floor featuring a spacious great room with a gas F/P. The kitchen has ample counter space, SS appliances, granite countertops, large kitchen nook, 2 pc bath, laundry & maple hardwood floors. The upper level features include a large vaulted bonus room, 3 total bedrooms, 4-pce bath & plenty of storage. The primary bedroom features a large walk-in closet, 4pc ensuite w/ corner soaker tub & oversized separate shower. Other features include over-sized double attached garage (21.5' wide) & is roughed in for central vac. You're located steps to the Magrath Park, shopping, restaurants, city transit, the Anthony Henday & Whitemud Drive. Don't miss out on this beautiful home in one of Edmonton's most desirable neighbourhoods!

Built in 2007

### Essential Information

MLS® #	E4428182
Price	\$588,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,893
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1531 Malone Close
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H3

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Nellie Carlson/Archbishop  
Middle                      Nellie Carlson/Archbishop  
High                        Lillian Osborne/MMM

**Additional Information**

Date Listed                March 29th, 2025  
Days on Market        20  
Zoning                      Zone 14  
HOA Fees                  382.5  
HOA Fees Freq.        Annually

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 April 18th, 2025 at 8:32am MDT