

Courtesy Of Tyler J Ellis Of Real Broker

## \$785,000 - 3411 Macneil Link Link, Edmonton

MLS® #E4429690

**\$785,000**

4 Bedroom, 3.50 Bathroom, 2,358 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this stunning family home nestled in the desirable community of Magrath Heights! This beautifully maintained property is only steps away from schools and scenic walking trails. The main floor features hardwood throughout and is complemented by an open concept layout. A cozy three sided gas fireplace anchors the living and dining areas. The kitchen is equipped with an island, ample cabinetry, and plenty of natural light. Upstairs, youâ€™ll find three generously sized bedrooms including the primary, complete with a second three sided gas fireplace, an ensuite, and a walk in closet. A bonus room offers the potential for a playroom or a home office. The fully finished basement provides even more space with another bedroom, full bathroom, and a family room. Enjoy a fully landscaped and fenced backyard with a covered deck. Located close to excellent schools, parks, shopping, and trails, this home truly has it all. Perfect for guests or growing families!

Built in 2006

### Essential Information

MLS® #	E4429690
Price	\$785,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,358
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 Link
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H5

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, See Remarks
Parking	Double Garage Attached, Heated

### 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, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Nellie Carlson School
Middle	Nellie Carlson School
High	Lillian Osborne School

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	12
Zoning	Zone 14

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