

\$1,070,000 - 3090 Macneil Way, Edmonton

MLS® #E4446919

\$1,070,000

5 Bedroom, 4.00 Bathroom, 3,830 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Prepare to be delighted by this thoughtfully crafted 2.5 storey home in one of Edmonton's most sought-after communities. You'll love the elegant dining room, chef's kitchen with double ovens, massive mudroom and the family room with built-in office nook - perfect for busy families! Upstairs, the spacious primary offers a huge walk-in closet and spa. Another large bedroom, 4pc bath, laundry and bonus room/ 3rd bedroom complete this floor. Top floor hosts two more bedrooms, one with a hidden loft, and a unique den/ playroom. The basement features 10ft ceilings, a gym, theatre, rec room and 2pc bath. Situated on a large corner lot with double garage and ample parking. Built with comfort and sustainability in mind - featuring reclaimed hardwood, double framed walls, solar panels, two HRV units, and a 1500 gal rainwater system - so you can feel great in your home and about your home! Don't miss this rare gem in Magrath!

Built in 2008

Essential Information

MLS® #	E4446919
Price	\$1,070,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	2
Square Footage	3,830
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	3090 Macneil Way
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H7

Amenities

Amenities	Ceiling 10 ft., Deck, Exercise Room
Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	NellieCarlson/WilliamIrwin
Middle	NellieCarlson/AbpMacNeil
High	LillianOsbrne/MargaretMary

Additional Information

Date Listed	July 10th, 2025
Days on Market	21
Zoning	Zone 14

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