

Courtesy Of Alan H Gee Of RE/MAX Elite

# \$1,150,000 - 3410 Macneil Link, Edmonton

MLS® #E4429086

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,559 sqft  
Single Family on 0.00 Acres

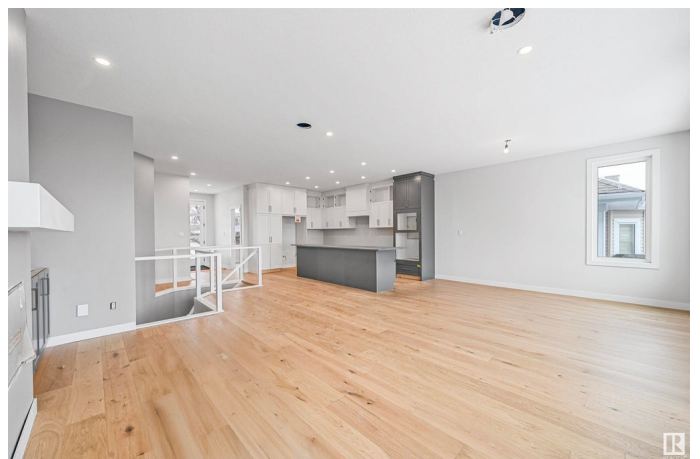
Magrath Heights, Edmonton, AB

Gorgeous BRAND NEW WALKOUT bungalow, a rare find north of the Henday! Nestled on a quiet street in prestigious Magrath, this beautiful home is turn key, ready to move into. Sunlit rooms maximize the West exposure of the home. 9 ft ceilings, O/S windows & an open concept plan perfect for those who love to entertain. Almost 2900 sf of luxury living. Main flr den & laundry + 2nd bedroom. The Chef's kitchen features an abundance of sleek 2 toned cabinetry w/an extra row of glass cabinets, Carrara quartz, B/I cooktop/oven & microwave. Gorgeous wide plank H/W & the GR is highlighted by the linear gas FP & B/I cabinetry. Primary bedrm has a spa like ensuite w/free standing tub, dbl sinks, a huge tiled shower w/body sprays, 10 mil glass & a custom W/I closet. You'll love the in floor heated walkout bsmt- games area, family rm w/a custom wet bar, 7.1 Home Theatre, 2 bedrms (use one as a gym) & a 3 pc bath w/a huge tiled shower. Heated Triple garage w/epoxy floors, drain & cabinetry. Steps to transit & shopping

Built in 2024

## Essential Information

MLS® #	E4429086
Price	\$1,150,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,559
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3410 Macneil Link
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3V4

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Patio, Sauna; Swirlpool; Steam, Wet Bar, See Remarks, 9 ft. Basement Ceiling
Parking	Heated, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Wine/Beverage Cooler, Projector, Stove-Countertop Inductn, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Fenced, No Back Lane, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	NellieCarlson/WilliamIrwin
Middle	NellieCarlson/JosephMac
High	LillianOsborne/MMM

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	4
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 April 7th, 2025 at 12:02am MDT