

## **\$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 | 72              |
| Zoning         | Zone 14         |

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Listing information last updated on June 18th, 2025 at 11:17pm MDT