

## \$789,900 - 1664 Malone Way, Edmonton

MLS® #E4435794

**\$789,900**

4 Bedroom, 3.00 Bathroom, 2,461 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome Home! Terrific Riverbend Community of McGrath nestled in quiet cul de sac with Pie Shaped Mature Lot Family Ready Executive Style Upgraded Home. Terrific location close to schools, parks, shopping, and so much more. Easy access to UofA, Public Transport, Anthony Henday, Bus, and Trails. Immediate mentionables includes AC, Hardwood Floors, Granite Counter Tops, Landscaped Yard with Shed and Stone Patio, Appliances Included, Garage Tesla Charger, Gas Fireplace, Gas Range, Jacuzzi Tub, and Move In Ready. Large main floor with den/bedroom, full main floor bathrooms, large living room, open concept, Huge Kitchen with ample size dining space with designed ceiling. Kitchen has walk through pantry leading to rear mud room. Upper floor lined with wood and metal spindle railing leads to oversized bonus room. Large upper floor bedrooms with exceptional master bedroom with full ensuite bathroom with double sinks and walk in closet. Unfinished basement give tons more potential. Home has lots of upgrades WOW!

Built in 2010

### Essential Information

MLS® # E4435794

Price \$789,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,461                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1664 Malone Way |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0H4         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Patio, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|          |                   |
|----------|-------------------|
| Exterior | Wood, See Remarks |
|----------|-------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 14        |

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Listing information last updated on May 12th, 2025 at 3:17am MDT