

# **\$1,068,800 - 2471 Martell Crescent, Edmonton**

MLS® #E4434048

**\$1,068,800**

3 Bedroom, 2.50 Bathroom, 2,993 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Impeccably maintained & beautifully appointed home in the highly sought after neighborhood of Magrath Summit. Approx 3000 sf of luxury living space, this custom built home impresses w/soaring ceilings & windows in the sun filled great rm. Open concept layout is perfect for entertaining. Gorgeous Chef™s kitchen features stunning upgraded cabinets, granite countertops, S/S appliances, a huge island & a generously sized pantry. Sunny nook area. Main flr features a den (dble as 4th bedrm), formal dining rm (flex rm) & a convenient spacious laundry rm/mudrm leaves lots of space for sports equipment & back packs. Upstairs, the luxurious primary suite features a spa-like ensuite, 2 oversized bedrms & a bright versatile bonus rm w/vaulted ceilings. Enjoy outdoor living in the huge private treed backyard w/a massive deck—perfect for entertaining. Located near the ravine, park/pond, shopping, transit & K-9 school. An exceptional place to call home. BONUS 3 Att garage & 2 AC units. Easy access to the U of A/Downtown

Built in 2009

## **Essential Information**

MLS® #	E4434048
Price	\$1,068,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,993
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2471 Martell Crescent
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0M6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Insulated, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	NellieCarlson/WilliamIrwi
Middle	NellieCarlson/JosephMacnei
High	LillianOsborne/MMM

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	382.5
HOA Fees Freq.	Annually

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