

## \$799,900 - 3904 Macneil Bay, Edmonton

MLS® #E4439021

**\$799,900**

4 Bedroom, 2.50 Bathroom, 2,551 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

This beautifully maintained 4-bedroom, 2.5-bath home offers a spacious and functional open-concept layout, ideal for family living and entertaining. The main floor features rich maple hardwood flooring, large windows that flood the space with natural light, and an elegant front formal dining room. The chef's kitchen is a showstopper, complete with granite countertops throughout, a flush granite island, stainless steel appliances, and abundant cabinetry. Upstairs, enjoy a large bonus room that is perfect for a media or playroom. The oversized primary suite includes a luxurious ensuite with a jetted tub, two-person shower, and a walk-in closet. Located near one of Edmonton's highest elevation points, you'll appreciate the sweeping city views from your windows. Steps from Smith's Crossing, parks, schools, the Whitemud Creek Ravine trail system, and the recreation centre, this location can't be beat. Recent upgrades include a newer furnace, hot water tank, humidifier, garage door and central air conditioning.

Built in 2006

### Essential Information

MLS® # E4439021

Price \$799,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,551
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3904 Macneil Bay
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Insulated Concrete Form

### **School Information**

Elementary	Nellie Carlson
Middle	Nellie Carlson
High	Lillian Osborne

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	22
Zoning	Zone 14

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Listing information last updated on June 16th, 2025 at 10:32pm MDT