

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

MLS® #A2225620

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,551 sqft

Residential on 0.15 Acres

Magrath Heights, Edmonton, Alberta

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® #	A2225620
Price	\$799,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,551
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3904 Macneil Bay Nw
Subdivision	Magrath Heights
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6R 0H5

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	19
Zoning	RSL

### **Listing Details**

Listing Office	MORE Real Estate
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