

# **\$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 | 3             |
| Zoning         | Zone 14       |
| HOA Fees       | 382.5         |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 3rd, 2025 at 10:02pm MDT