

# **\$1,488,000 - 2426 Martell Crescent, Edmonton**

MLS® #E4438122

**\$1,488,000**

4 Bedroom, 4.50 Bathroom, 3,440 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

OVER 5200 Sq.Ft. of living space with this RAVINE backing opportunity awaits in the prestigious community of Magrath Heights where this residence offers sweeping views of the City! Crafted by Carriage Custom Homes and thoughtfully expanded by Ackard Renovations, this beautiful homeâ€™ offered for the first timeâ€™ blends luxury, functionality & warmth. With an expansive main-level entry, featuring heated porcelain tile floors, a spacious foyer, a family room, craft area, wet bar, theatre (or potential 5th bedroom), full bath, and a beautifully appointed mudroom & laundry. The heart of the home is the second floor, FEATURING a chefâ€™s dream kitchen w/ double islands, hardwood floors, elegant living & dining spaces, a private office and libraryâ€™ all with access to a lush backyard oasis perfect for entertaining or play. Next to the kitchen is the MAIN FLOOR PRIMARY BEDROOM w/ spa-inspired ensuite, 2ND LAUNDRY and large walk-in closet. Upstairs, 3 additional bedrooms & two full bathsâ€™ including a 2nd primary suite.

Built in 2006

## **Essential Information**

MLS® #	E4438122
Price	\$1,488,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,440
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2426 Martell Crescent
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0C7

### **Amenities**

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Exterior Walls-2"x6", Insulation-Upgraded, No Smoking Home
Parking Spaces	5
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown
Roof	Asphalt Shingles, Clay Tile
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	Zone 14
HOA Fees	375
HOA Fees Freq.	Annually

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