

\$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 | 4 |
| Zoning | Zone 14 |
| HOA Fees | 382.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 5th, 2025 at 6:47pm MDT