

\$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 (doubles 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	2
Zoning	Zone 14
HOA Fees	382.5
HOA Fees Freq.	Annually

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