# **\$1,698,000 - 2426 Martell Crescent, Edmonton**

MLS® #E4431476

#### \$1,698,000

4 Bedroom, 4.50 Bathroom, 3,440 sqft Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

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 chef'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

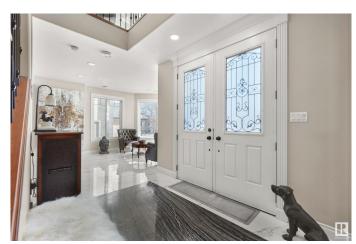
#### **Essential Information**

MLS® # E4431476 Price \$1,698,000

Bedrooms 4







4.50 Bathrooms Full Baths

Half Baths 1

Square Footage 3,440 Acres 0.00 Year Built 2006

Type Single Family

Sub-Type **Detached Single Family** 

4

Style 2 Storey Status Active

## **Community Information**

Address 2426 Martell Crescent

Area Edmonton

Subdivision Magrath Heights

City Edmonton **ALBERTA** County

**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

Fan, **Appliances** Hood Oven-Built-In, Oven-Microwave, Garage Opener,

> Stove-Countertop Electric, Vacuum System Attachments, Vacuum Dryer-Two, Refrigerators-Two, Systems, 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

Full, Finished Basement

#### **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 April 17th, 2025

Days on Market 2

Zoning Zone 14

HOA Fees 375

HOA Fees Freq. Annually

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Listing information last updated on April 19th, 2025 at 6:47pm MDT