

Courtesy Of Tyler J Ellis Of Real Broker

## \$785,000 - 3411 Macneil Link Link, Edmonton

MLS® #E4448380

**\$785,000**

4 Bedroom, 3.50 Bathroom, 2,358 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this stunning family home in the sought-after community of Magrath Heights! Just steps from schools, parks, and scenic walking trails, this beautifully maintained property offers comfort and convenience. The main floor features rich hardwood and an open-concept layout, anchored by a cozy 3-sided gas fireplace between the living and dining areas. The kitchen is bright and functional, with an island, ample cabinetry, and natural light. Upstairs you'll find 3 spacious bedrooms, including a primary with a walk-in closet, ensuite, and a 3-sided fireplace for added warmth. A bright bonus room offers space for a home office or playroom. The fully finished basement adds a 4th bedroom, full bath, and large family room—perfect for guests or growing families. Enjoy the landscaped and fenced backyard with a covered deck ideal for relaxing or entertaining, big enough for RV Storage. This home combines space, style, and location—don't miss out!

Built in 2006

### Essential Information

MLS® # E4448380

Price \$785,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,358                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3411 Macneil Link Link |
| Area        | Edmonton               |
| Subdivision | Magrath Heights        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 0H5                |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, See Remarks |
| Parking   | Double Garage Attached, Heated                  |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Three Sided                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Corner Lot, Fenced, Park/Reserve, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Nellie Carlson School  |
| Middle     | Nellie Carlson School  |
| High       | Lillian Osborne School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 14         |

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Listing information last updated on August 24th, 2025 at 5:17pm MDT