

# \$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 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® #   | E4431476    |
| Price    | \$1,698,000 |
| 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    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 14          |
| HOA Fees       | 375              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 22nd, 2025 at 2:47am MDT