

# **\$1,468,800 - 2426 Martell Crescent, Edmonton**

MLS® #E4454401

**\$1,468,800**

4 Bedroom, 4.50 Bathroom, 3,403 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Amazing location w/nature at your door stop in prestigious Magrath Summit. \$500,000 expansion/redesign by Ackard Renovations (2017) provides over 5100 sf of luxury living space- 4 bedrms & 4.5 bathrms. The renovated main level offers heated porcelain tiled floors, a family rm, craft rm, wet bar & media rm (or 5th bedrm) w/full bath & laundry area. 2nd level is the MAIN living space (similar to BC) featuring a Great rm, den & library/billiard rm. Chef's kitchen w/2 islands, dining area & the main living area, filled w/natural light & spectacular ravine views. Breathtaking \$20K Onyx book matched FP feature wall. Outdoor entertaining is next level in your 7500 sf private west facing yard. Primary bedrm is perfect- a huge walk in closet w/built ins galore, it is the shoppers dream! Lavish spa like ensuite. 2nd laundry area. Upper level w/3 more bedrms + 2F baths incl a 2nd primary suite. Balconies/decks galore w/stunning panoramic City views. TRIPLE tandem garage. Steps to K-9, park/ponds & nearby cafes/shops

Built in 2006

## **Essential Information**

MLS® # E4454401

Price \$1,468,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,403                  |
| 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, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Insulation-Upgraded, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Insulated, Tandem, Triple Garage Attached                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Projector |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                       |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
|--------------|---------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | WilliamIrwin/NellieCarlson |
|------------|----------------------------|

|        |                            |
|--------|----------------------------|
| Middle | JosephMacneil/NellieCarlso |
|--------|----------------------------|

|      |                    |
|------|--------------------|
| High | MMM/WilliamOsborne |
|------|--------------------|

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 21st, 2025 |
|-------------|-------------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 14 |
|--------|---------|

|          |     |
|----------|-----|
| HOA Fees | 375 |
|----------|-----|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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Listing information last updated on August 23rd, 2025 at 4:47pm MDT