

# **\$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
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## Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
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Roof	Asphalt Shingles
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Construction	Wood, Stone, Stucco
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Foundation	Concrete Perimeter
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## School Information

Elementary	WilliamIrwin/NellieCarlson
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Middle	JosephMacneil/NellieCarlso
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High	MMM/WilliamOsborne
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## Additional Information

Date Listed	August 21st, 2025
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Days on Market	2
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Zoning	Zone 14
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HOA Fees	375
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HOA Fees Freq.	Annually
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Listing information last updated on August 23rd, 2025 at 9:17am MDT