

# **\$1,188,800 - 4370 Mcclung Crescent, Edmonton**

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MLS® #E4435602

**\$1,188,800**

6 Bedroom, 4.00 Bathroom, 3,036 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Elegant, incredibly maintained & well-appointed home in the highly sought after neighborhood of Magrath. 3036 sf of luxury living space (4300 sf ttl), this estate home will impress w/its vaulted, soaring ceilings & sun-filled great rm. Open concept layout is the perfect space to entertain. Stunning chef's kitchen w/ upgraded cabinets, modern granite countertops, Sub-Zero fridge & WOLF gas stove, massive floating island & walk-thru butler pantry. Main flr features spacious kitchen nook, formal dining rm, bedrm (or den)w/a full bthrm, laundry rm & convenient mudrm. Upstairs find the primary suite w/spacious/bright ensuite, 2 oversized bedrms & a sunny bonus rm w/18' ceilings. Well-lit basement equipped w/wetbar, rec space w/ FP, flex rm/gym, 2 add'l bedrms & full bthrm. Generous sized yard has mature trees & deck for entertaining. Steps to the ravine, park/pond, shopping, transit & K-9 school (1/2 blk to Nellie Carlson). BONUS 3 Att garage & AC. Easy access to the U of A/Downtown too! A perfect family home



Built in 2011

## **Essential Information**

MLS® #	E4435602
Price	\$1,188,800

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,036
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4370 Mcclung Crescent
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0M8

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Vaulted Ceiling, Wet Bar
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	N.Carlson/M.WilliamIrwin
Middle	N.Carlson/A.JosephMac
High	LillianOsborne/MMM

### Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 14

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Listing information last updated on May 12th, 2025 at 8:47pm MDT