# \$649,900 - 1105 Mckinney Link, Edmonton

MLS® #E4445854

# \$649,900

3 Bedroom, 2.50 Bathroom, 1,875 sqft Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Amazing value in the prestigious community of Magrath offering easy access to the Anthony Henday Drive, Whitemud Drive, Terwillegar Rec Centre, Several Schools and all of the amenities you could ask for are just a short walk away. This spacious home offers a functional layout and has been impeccably maintained. The main floor offers an open concept kitchen/dining/great room layout enhanced with Gleaming Hardwood Floors, Granite Countertops, A Gas Stove, and Direct access to your low maintenance back yard where you can practice your short game on your PUTTING GREEN! Don't worry about working up a sweat, you can relax inside your AIR-CONDITIONED home anytime. The upstairs offers a massive bonus room, a master suite complete with a walk-in closet and 4 pc ensuite and is complete with 2 more bedrooms and a second full bathroom. The basement has a huge rec room and the bathroom is framed and roughed in, just waiting for your finishing touches.

Built in 2006

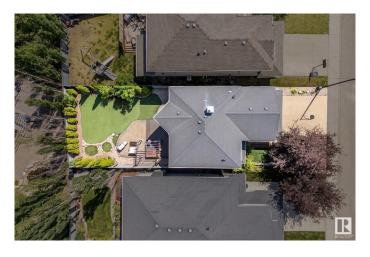
## **Essential Information**

MLS® # E4445854 Price \$649,900

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,875 Acres 0.00 Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1105 Mckinney Link

Area Edmonton

Subdivision Magrath Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0B8

# **Amenities**

Amenities Air Conditioner, Deck, Exterior Walls- 2"x6", Gazebo, Hot Tub, No

Animal Home, No Smoking Home, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling,

Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount,

Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

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

## **Additional Information**

Date Listed July 4th, 2025

Days on Market 8

Zoning Zone 14

HOA Fees 200

HOA Fees Freq. Annually

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