

\$1,275,000 - 2408 Martell Crescent, Edmonton

MLS® #E4459960

\$1,275,000

5 Bedroom, 4.00 Bathroom, 3,007 sqft

Single Family on 0.00 Acres

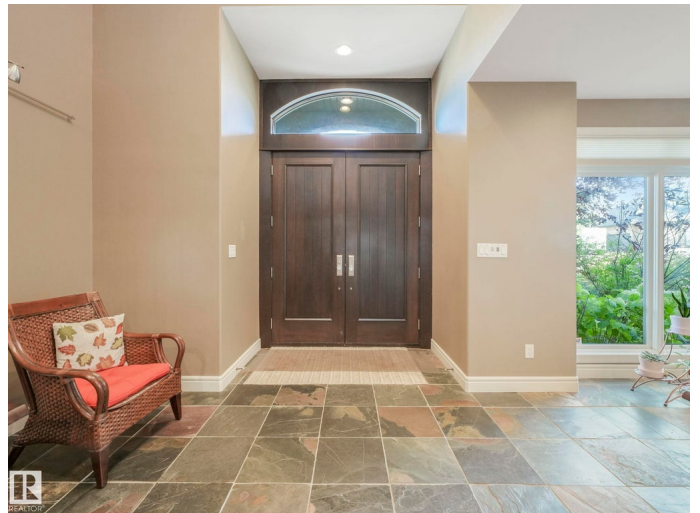
Magrath Heights, Edmonton, AB

Absolutely Stunning Custom-Built Birkholz 2-Storey in Prestigious Magrath Heights. Backing onto a gorgeous park, this timeless home has over 4,400 sq. ft. of luxury living, including a reverse walkout basement and a heated 4-season sunroom. A striking 18-ft foyer and sweeping curved staircase leads to elegant spaces with custom built-ins, detailed moldings, and warm contemporary finishes. The chef-inspired kitchen boasts floor-to-ceiling cabinetry and stainless steel. With hardwood floors, 5 bedrooms, 3 full + 2 half baths, and 2 dens/offices, this home adapts beautifully to any lifestyle. The primary suite features a spa-inspired ensuite with a massive tiled shower and Jacuzzi. Added perks include upper-level laundry, a spacious mudroom, central A/C & vacuum, a gas fireplace, and hardwood floors. Outside, enjoy a professionally landscaped, Rocky Mountainâ€inspired yard with two water features, a gazebo, and a sunny west backyard, oversized heated triple tandem garage. Great schools, trails, and the ravine

Built in 2007

Essential Information

MLS® #	E4459960
Price	\$1,275,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,007
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2408 Martell Crescent
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0C7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Sunroom, Walkout Basement
Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane,
 Playground Nearby, Private Setting, Public Transportation, Schools,
 View Downtown

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed September 29th, 2025

Days on Market 48

Zoning Zone 14

HOA Fees 300

HOA Fees Freq. Annually

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