

## \$789,900 - 1664 Malone Way, Edmonton

MLS® #E4435794

**\$789,900**

4 Bedroom, 3.00 Bathroom, 2,461 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome Home! Terrific Riverbend Community of McGrath nestled in quiet cul de sac with Pie Shaped Mature Lot Family Ready Executive Style Upgraded Home. Terrific location close to schools, parks, shopping, and so much more. Easy access to UofA, Public Transport, Anthony Henday, Bus, and Trails. Immediate mentionables includes AC, Hardwood Floors, Granite Counter Tops, Landscaped Yard with Shed and Stone Patio, Appliances Included, Garage Tesla Charger, Gas Fireplace, Gas Range, Jacuzzi Tub, and Move In Ready. Large main floor with den/bedroom, full main floor bathrooms, large living room, open concept, Huge Kitchen with ample size dining space with designed ceiling. Kitchen has walk through pantry leading to rear mud room. Upper floor lined with wood and metal spindle railing leads to oversized bonus room. Large upper floor bedrooms with exceptional master bedroom with full ensuite bathroom with double sinks and walk in closet. Unfinished basement give tons more potential. Home has lots of upgrades WOW!

Built in 2010

### Essential Information

MLS® # E4435794

Price \$789,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,461
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1664 Malone Way
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H4

### **Amenities**

Amenities	Air Conditioner, Deck, Patio, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, See Remarks
----------	-------------------

Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	5
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 3:47am MDT