

## \$649,900 - 1105 Mckinney Link 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 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	3
Zoning	Zone 14
HOA Fees	200
HOA Fees Freq.	Annually

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