

## \$588,800 - 1531 Malone Close, Edmonton

MLS® #E4428182

**\$588,800**

3 Bedroom, 2.50 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

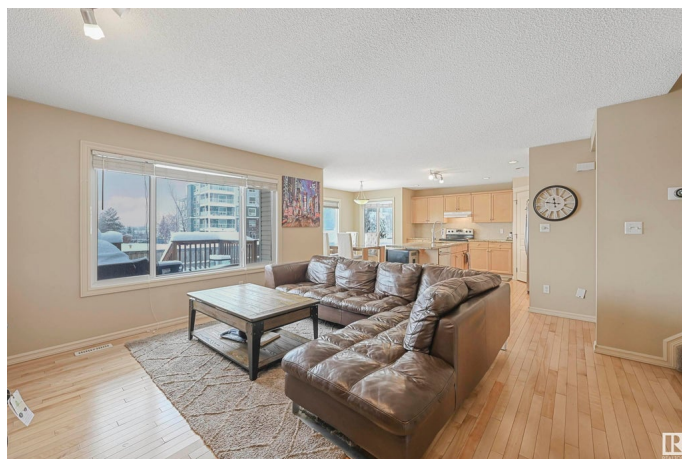
Magrath Heights, Edmonton, AB

Welcome to desirable Magrath Manors and this lovely Landmark Built 1,893sf 2-Storey home situated on a large pie shaped yard. This open concept main floor featuring a spacious great room with a gas F/P. The kitchen has ample counter space, SS appliances, granite countertops, large kitchen nook, 2 pc bath, laundry & maple hardwood floors. The upper level features include a large vaulted bonus room, 3 total bedrooms, 4-pce bath & plenty of storage. The primary bedroom features a large walk-in closet, 4pc ensuite w/ corner soaker tub & oversized separate shower. Other features include over-sized double attached garage (21.5' wide) & is roughed in for central vac. You're located steps to the Magrath Park, shopping, restaurants, city transit, the Anthony Henday & Whitemud Drive. Don't miss out on this beautiful home in one of Edmonton's most desirable neighbourhoods!

Built in 2007

### Essential Information

MLS® #	E4428182
Price	\$588,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,893
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1531 Malone Close
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H3

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Nellie Carlson/Archbishop  
Middle                              Nellie Carlson/Archbishop  
High                                Lillian Osborne/MMM

**Additional Information**

Date Listed                      March 29th, 2025  
Days on Market                23  
Zoning                              Zone 14  
HOA Fees                         382.5  
HOA Fees Freq.                Annually

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