

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

MLS® #E4428182

**\$588,800**

3 Bedroom, 2.50 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

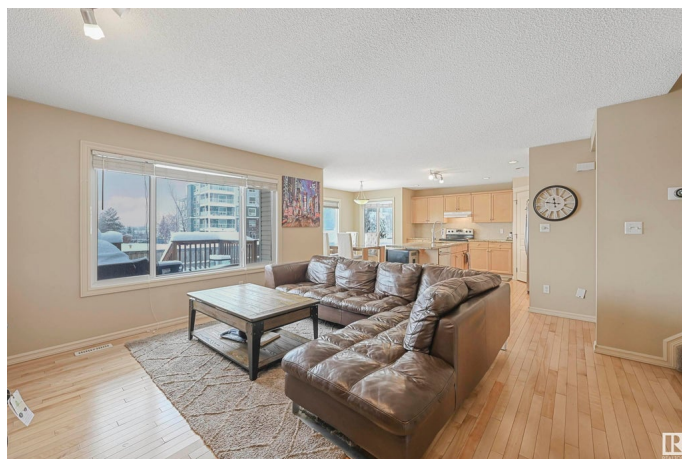
Magrath Heights, Edmonton, AB

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        21  
Zoning                      Zone 14  
HOA Fees                  382.5  
HOA Fees Freq.        Annually

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Listing information last updated on April 19th, 2025 at 7:02am MDT