

## **\$798,888 - 1206 Mckinney Court, Edmonton**

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MLS® #E4454795

**\$798,888**

5 Bedroom, 4.00 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

EVERYTHING YOU DESIRE!! SEPARATE ENTRANCE WITH A KITCHENETTE IN THE BASEMENT!!! Gorgeous home located on a quiet Street in one of Edmonton's most prestigious neighbourhoods, MAGRATH HEIGHTS! 5 BEDROOM house! 4 on the Top floor with a Bonus Room, 1 in the Basement, and a Den/Bedroom on the Main floor! This home is in fantastic shape, with features such as A/C, Fireplace, high ceilings, Hardwood floor throughout the main floor, an open concept kitchen, quartz countertops, an island, Lots of cabinet space with PANTRY. Dedicated dining area overlooking backyard, a BONUS ROOM WITH VAULTED CEILING, FULLY FINISHED BASEMENT WITH A HUGE RECREATION ROOM. Over 3200+ SQFT OF FINISHED LIVING SPACE. Raised Deck comes with a huge Pargola for your summer Enjoyment. Short Walk to Save-On-Food, Shoppers Drugmart, Banks, shopping complex, and public transportation. Short distance to TERWILLEGAR REC CENTRE & HIGH SCHOOL. Easy access to WHITEMUD DRIVE, TERWILLEGAR DRIVE, and ANTHONY HENDAY. Must-See Home. Don't Miss it!!!

Built in 2006

### **Essential Information**



MLS® #	E4454795
Price	\$798,888
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,376
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1206 Mckinney Court
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0B7

### Amenities

Amenities	Air Conditioner, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Countertop Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, No Through Road, Playground

	Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 14

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Listing information last updated on August 27th, 2025 at 4:17pm MDT